

**Annexure A****FORM 1**

[see Regulation 3]

**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 30/06/2023

To,  
Shantee Realty & Life Space  
Ground Floor, Shreenath Bhawan,  
60ft Road, K.T. V  
Vasai West

**SUBJECT** Certificate of Percentage of Completion of Construction Work of **SPANISH VILLA**, SURVEY NO. 8, H.NO. 2, S.NO. 10 H.NO.2/2, S.NO. 7 H.NO. 2 & S.NO.4 H. NO. 3, village CHINCHOTI Taluka VASAI District PALGHAR PIN 401208 having MahaRERA Registration No. P99000014673 (Only applicable after project Registration) being developed by **SHANTEE REALTY & LIFE SPACE** for the period 01/04/2023 to 30/06/2023

Sir,

I **MUFADDAL MERCHANT** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **SPANISH VILLA**, SURVEY NO. 8, H.NO. 2, S.NO. 10 H.NO.2/2, S.NO. 7 H.NO. 2 & S.NO.4 H. NO. 3, village CHINCHOTI Taluka VASAI District PALGHAR PIN 401208 having MahaRERA Registration No. P99000014673 (Only applicable after project Registration) being developed by **SHANTEE REALTY & LIFE SPACE**

Based on Site Inspection with respect to Layout / each of the Building / Wing of the aforesaid Real Estate Project. I certify that as on the date of this certificate, the percentage of work done for each of the building / Wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B

**TABLE A**

| Sr.No. | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                                        | Percentage of Actual Work Done (As on date of the Certificate) |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| (1)    | (2)                                                                                                                                                                                                                                                                                                                                                                                                                                     | (3)                                                            |
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                              | 100                                                            |
| 2      | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                      | NA                                                             |
| 3      | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                        | NA                                                             |
| 4      | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100                                                            |
| 5      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                             | 100                                                            |
| 6      | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                | 100                                                            |
| 7      | Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/ Premises                                                                                                                                                                                                                                                                                                                                                   | 100                                                            |
| 8      | Sanitary Fittings within the Flat / Premises                                                                                                                                                                                                                                                                                                                                                                                            | 100                                                            |
| 9      | Staircase, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                             | 100                                                            |
| 10     | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                                       | 100                                                            |
| 11     | Installation of Lifts, water pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliances to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paying of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in agreement of Sale. Any other activities. | 100                                                            |

TABLE B

| S.no. | Common areas and Facilities                          | Proposed<br>(Yes/No) | Percentage of<br>Actual Work<br>Done (As on<br>date of the<br>Certificate) | Details  |
|-------|------------------------------------------------------|----------------------|----------------------------------------------------------------------------|----------|
| (1)   | (2)                                                  | (3)                  | (4)                                                                        | (5)      |
| 1     | Internal Roads & Footpaths                           | YES                  |                                                                            | WIP      |
| 2     | Water Supply                                         | YES                  |                                                                            | BOREWELL |
| 3     | Sewerage (Chamber, lines, Septic Tank, STP)          | YES                  |                                                                            | WIP      |
| 4     | Storm Water Drains                                   | YES                  |                                                                            | WIP      |
| 5     | Landscaping & Tree Planting                          | YES                  |                                                                            | WIP      |
| 6     | Street Lighting                                      | NO                   |                                                                            | NA       |
| 7     | Community Building                                   | NO                   |                                                                            | NA       |
| 8     | Treatment and disposal of sewage and sullage water   | YES                  |                                                                            | WIP      |
| 9     | Solid Waste management & Disposal                    | YES                  |                                                                            | WIP      |
| 10    | Water conservation/ Rain water harvesting            | YES                  |                                                                            | WIP      |
| 11    | Energy management                                    | NO                   |                                                                            | NA       |
| 12    | Fire protection and fire safety requirements         | NO                   |                                                                            | NA       |
| 13    | Electrical meter room, substation, receiving station | YES                  |                                                                            | WIP      |
| 14    | Others (Option to Add more)                          | NO                   |                                                                            | NA       |

Yours Faithfully,



**MUFADDAL MERCHANT**  
Signature of Engineer.  
(Licence No. VVCMC/REG.ENGG/21)

**MUFADDAL MERCHANT**  
Regn. No. VVCMC/ENGR/21)

Agreed and accepted by  
For Shantee Realty & Life Space  
(Partner)  
Name: Raaz Abdul Samad Pathan  
Date: 30/06/2022  
For Rera form 1 SPANISH VILLA