

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097.

Annexure A

FORM 1 [see Regulation3]

ARCHITECT'S CERTIFICATE

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

Date: 02.04.2025

To
M/s. Sterling Buildcon Pvt. Ltd.,
Shop 01, Rehab - 01,
Chembur Govandi Road,
Vaibhav Nagar, Borla Village,
Chembur (East),
Mumbai- 400071.

Subject: Certificate of Percentage of completion of construction work of **"Crystal Armus 'A' Wing"** situated on of the 1st Phase of the Project situated on the Plot bearing C.T.S. No. 17 (pt.), 18 (pt.), 19(pt), 20, 21 (pt.), 23 (pt.), 24(pt.), 26(pt.), 27 (pt.), 28 (pt.), 29 (pt.), 29/1 to 7, 30 , 31 ,75(pt.),76(pt.),77(pt), 78, 78/1 to 2, 79, 79/1 to 55, 80, 80/1 to 26, 81,82(pt), 82/1 to 18, 83(pt), 84A, 84B, 84C, 85(pt), 86 (pt.), 89 (pt.), 90 (pt.), 90/1, 91 (pt.), 92, 92/1 to 11, 93, 93/1 to 13, 94, 95, 96, 97 (pt.), 97/1 to 5, 104 (pt.), 105, 106 (pt.), 106/1, 108A(pt), 108B(pt), 110 (pt.), 138, 139, 279 (pt.), 281(pt), 281 (pt.), 282, 282/1 to 4, 283, 283/1 to 4, 284 (pt.), 284/1 to 5, 285 (pt.), 286(pt), 287(pt),339 (pt.), 472(pt), 476(pt), 476/1 to 14, 477, 477/1 to 4, 478(pt), 478/1 to 2, 479(pt), 479/4 of Village : Borla, Taluka : Chembur, Mumbai Suburban District, Mumbai, having **MahaRERA Registration Number P51800000753** being developed by **M/s. Sterling Buildcon Pvt. Ltd.** **(For work upto 31st Mar. 2025).**

Sir,

I, Vishwas Satodia, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **"Crystal Armus 'A' Wing"** situated on of the 1st Phase of the Project situated on the Plot bearing C.T.S. No. 17 (pt.), 18 (pt.), 19(pt), 20, 21 (pt.), 23 (pt.), 24(pt.), 26(pt.), 27 (pt.), 28 (pt.), 29 (pt.), 29/1 to 7, 30 , 31 ,75(pt.),76(pt.),77(pt), 78, 78/1 to 2, 79, 79/1 to 55, 80, 80/1 to 26, 81,82(pt), 82/1 to 18, 83(pt), 84A, 84B, 84C, 85(pt), 86 (pt.), 89 (pt.), 90 (pt.), 90/1, 91 (pt.), 92, 92/1 to 11, 93, 93/1 to 13, 94, 95, 96, 97 (pt.), 97/1 to 5, 104 (pt.), 105, 106 (pt.), 106/1, 108A(pt), 108B(pt), 110 (pt.), 138, 139, 279 (pt.), 281(pt), 281 (pt.), 282, 282/1 to 4, 283, 283/1 to 4, 284 (pt.), 284/1 to 5, 285 (pt.), 286(pt), 287(pt),339 (pt.), 472(pt), 476(pt), 476/1 to 14, 477, 477/1 to 4, 478(pt), 478/1 to 2, 479(pt), 479/4 of Village : Borla, Taluka : Chembur, Mumbai Suburban District, Mumbai, having **MahaRERA Registration Number P51800000753** being developed by **M/s. Sterling Buildcon Pvt. Ltd.**



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 Maha RERA 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-B
"Crystal Armus 'A' Wing"
Common Areas (Internal & External Development Works) in Respect of the entire Registered Phase

S. No.	Common Areas and Facilities, Amenities	Proposal (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foothpaths	Yes	90%	-
2.	Water Supply	Yes	100%	-
3.	Sewarage (chamber, lines, Septic Tank , STP	Yes	100%	-
4.	Storm Water Drains	Yes	100%	-
5.	Landscaping & Tree Planting	Yes	90%	As per approval
6.	Street Lighting	No	90%	-
7.	Community Buildings	No	Not Applicable	-
8.	Treatment and disposal of sewage and sullage water	Yes	100%	Through STP
9.	Solid Waste management & Disposal	No.	90%	-
10.	Water conservation, Rain water harvesting	Yes	100%	Recharge Pit is work in progress.
11.	Energy management	Yes	0%	By Adani Electricity
12.	Fire protection and fire safety requirements	Yes	100%	-
13.	Electrical meter room, sub-station, receiving station	Yes	100%	Will be Completed as provided by the agency (Reliance or TATA)
14.	Others (Option to Add more)	-	-	-
15.	STP	Yes	100%	-

Yours faithfully,


(VISHWAS SATODIA)
ARCHITECT
Regn.No.CA/86/9600

Agreed & Accepted by

Signature of Promoter

Name : *Vishesh Modi*

Date : *02/04/25*

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097.

Annexure A

FORM 1 [see Regulation3]

ARCHITECT'S CERTIFICATE

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

Date: 02.04.2025

To

M/s. Sterling Buildcon Pvt. Ltd.,

Shop 01, Rehab - 01,

Chembur Govandi Road,

Vaibhav Nagar, Borla Village,

Chembur (East)

Mumbai- 400071.

Subject: Certificate of Percentage of completion of construction work of "**Crystal Armus 'B' Wing**" situated on of the 1st Phase of the Project situated on the Plot bearing C.T.S. No. 17 (pt.), 18 (pt.), 19(pt), 20, 21 (pt.), 23 (pt.), 24(pt.), 26(pt.), 27 (pt.), 28 (pt.), 29 (pt.), 29/1 to 7, 30 , 31 ,75(pt.),76(pt.),77(pt), 78, 78/1 to 2, 79, 79/1 to 55, 80, 80/1 to 26, 81,82(pt), 82/1 to 18, 83(pt), 84A, 84B, 84C, 85(pt), 86 (pt.), 89 (pt.), 90 (pt.), 90/1, 91 (pt.), 92, 92/1 to 11, 93, 93/1 to 13, 94, 95, 96, 97 (pt.), 97/1 to 5, 104 (pt.), 105, 106 (pt.), 106/1, 108A(pt), 108B(pt), 110 (pt.), 138, 139, 279 (pt.), 281(pt), 281 (pt.), 282, 282/1 to 4, 283, 283/1 to 4, 284 (pt.), 284/1 to 5, 285 (pt.), 286(pt), 287(pt),339 (pt.), 472(pt), 476(pt), 476/1 to 14, 477, 477/1 to 4, 478(pt), 478/1 to 2, 479(pt), 479/4 of Village : Borla, Taluka : Chembur, Mumbai Suburban District, Mumbai, having **MahaRERA Registration Number P51800000753** being developed by **M/s. Sterling Buildcon Pvt. Ltd.**
(For work upto 31st Mar.2025)

Sir,

I, Vishwas Satodia, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of "**Crystal Armus 'B' Wing**" situated on of the 1st Phase of the Project situated on the Plot bearing C.T.S. No. 17 (pt.), 18 (pt.), 19(pt), 20, 21 (pt.), 23 (pt.), 24(pt.), 26(pt.), 27 (pt.), 28 (pt.), 29 (pt.), 29/1 to 7, 30 , 31 ,75(pt.),76(pt.),77(pt), 78, 78/1 to 2, 79, 79/1 to 55, 80, 80/1 to 26, 81,82(pt), 82/1 to 18, 83(pt), 84A, 84B, 84C, 85(pt), 86 (pt.), 89 (pt.), 90 (pt.), 90/1, 91 (pt.), 92, 92/1 to 11, 93, 93/1 to 13, 94, 95, 96, 97 (pt.), 97/1 to 5, 104 (pt.), 105, 106 (pt.), 106/1, 108A(pt), 108B(pt), 110 (pt.), 138, 139, 279 (pt.), 281(pt), 281 (pt.), 282, 282/1 to 4, 283, 283/1 to 4, 284 (pt.), 284/1 to 5, 285 (pt.), 286(pt), 287(pt),339 (pt.), 472(pt), 476(pt), 476/1 to 14, 477, 477/1 to 4, 478(pt), 478/1 to 2, 479(pt), 479/4 of Village : Borla, Taluka : Chembur, Mumbai Suburban District, Mumbai, having **MahaRERA Registration Number P51800000753** being developed by **M/s. Sterling Buildcon Pvt. Ltd.**

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 Maha RERA 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-B
"Crystal Armus 'B' Wing"
Common Areas (Internal & External Development Works) in Respect of the entire
Registered Phase

S. No.	Common Areas and Facilities, Amenities	Proposal (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foothpaths	Yes	90%	-
2.	Water Supply	Yes	100%	-
3.	Sewarage (chamber, lines, Septic Tank , STP)	Yes	100%	-
4.	Storm Water Drains	Yes	100%	-
5.	Landscaping & Tree Planting	Yes	90%	As per approval
6.	Street Lighting	No	90%	-
7.	Community Buildings	No	Not Applicable	-
8.	Treatment and disposal of sewage and sullage water	Yes	100%	Through STP
9.	Solid Waste management & Disposal	No.	90%	-
10.	Water conservation, Rain water harvesting	Yes	100%	Recharge Pit is work in progress.
11.	Energy management	Yes	0%	By Adani Electricity
12.	Fire protection and fire safety requirements	Yes	100%	-
13.	Electrical meter room, sub-station, receiving station	Yes	100%	Will be Completed as provided by the agency (Reliance or TATA)
14.	Others (Option to Add more)	-	-	-
15.	STP	Yes	100%	-

Yours faithfully,


(VISHWAS SATODIA)
ARCHITECT
Regn.No.CA/86/9600

Agreed & Accepted by

Signature of Promoter

Name : *Nilesh Modi*

Date : *02/04/25*

N.N. Modi

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097.

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(For work upto 31st Mar. 2025)

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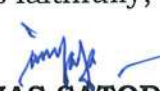
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TABLE-B
Common Areas (Internal & External Development Works) in Respect of the entire
Registered Phase
"Crystal Armus 'C' Wing"

S. No.	Common Areas and Facilities, Amenities	Proposal (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foothpaths	Yes	90%	
2.	Water Supply	Yes	100%	-
3.	Sewarage (chamber, lines, Septic Tank, STP)	Yes	100%	-
4.	Storm Water Drains	Yes	100%	-
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