



Ref No.4126/25/RG/S-92(X-1/B)(B)

Dt:02nd May,2025

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)

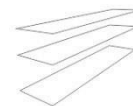
To,
NaharBuildersLtd.
B-1,Mahalaxmi Chambers,
22, Bhulabhai Desai Road,
Mumbai:-400026.

Sub: Certificate of percentage of completion of construction work of "Nahar's Chandi Valley - Phase I" in Sector R-1 (Plot B) on plot bearing C.T.S. No.30A/1/11/C, 31, 31/1, 32, 33, 36A/G of Village Chandivali, at Kurla (W), Mumbai-400 072, being developed by Nahar Builders Ltd.

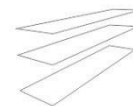
Sir,

I Shri. R.G. Kapadia of M/s. Kapadia Consultants have undertaken assignments as Architect of certifying percentage of completion of construction work of proposed development inSector R-1 (Plot B) on plot bearing C.T.S. No.30A/1/11/C, 31, 31/1, 32, 33, 36A/G of Village Chandivali, at Kurla (W), Mumbai-400 072, admeasuring plot area 14,712.25 Sq.mt. area being developed by Shri S.B. Nahar, Director of Nahar Builders Ltd., C.A. to Owners.

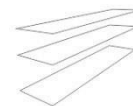
Based on site inspection with respect to Layout/each of the building / wing of the aforesaid real estateproject, I certify that as on the date of this certificate, the percentage of work done for each of thebuilding/wing of the real estate project under Maha RERA is as per Table A here in below. The percentage of the work executed with respect to each of the activity is detailed in Table B.

**Table A****Layout/Building/Wing Number****Project Name: "Nahar's Chandi Valley - Phase I"****Status as on 29.04.2025****Tower – 1 /Wing A**

Sr. No. (1)	Tasks/Activity (2)	Percentage of Work Done (As on date of the Certificate) (3)
1	Excavation	0%
2	No. of Basement (if any)	0%
3	No. of Podiums (if any)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises.	0%
8	Sanitary Fittings within the Flat / Premises.	0%
9	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and lifts, Overhead and Under ground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing Of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving 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.	0%

**Table A****Project Name: "Nahar's Chandi Valley - Phase I"****Status as on 29.04.2025****Tower – 1 /Wing B**

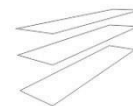
Sr. No. (1)	Tasks/Activity (2)	Percentage of Work Done (As on date of the Certificate) (3)
1	Excavation	0%
2	No. of Basement (if any)	0%
3	No. of Podiums (if any)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises.	0%
8	Sanitary Fittings within the Flat / Premises.	0%
9	Stair cases ,Lifts Wells and Lobbies at each Floor level connecting Staircases and lifts, Overhead and Under ground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with water proofing Of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving 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.	0%

**Table A**

Project Name: "Nahar's Chandi Valley - Phase I"
Status as on 29.04.2025

Tower – 2 /Wing C

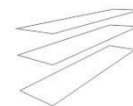
Sr. No. (1)	Tasks/Activity (2)	Percentage of Work Done (As on date of the Certificate) (3)
1	Excavation	0%
2	No. of Basement (if any)	0%
3	No. of Podiums (if any)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises.	0%
8	Sanitary Fittings within the Flat / Premises.	0%
9	Stair cases ,Lifts Wells and Lobbies at each Floor level connecting Staircases and lifts, Overhead and Under ground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with water proofing Of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC,finishing to entrance lobby/s, plinth protection, paving 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.	0%

**Table A**

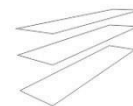
Project Name: "Nahar's Chandi Valley - Phase I"
Status as on 29.04.2025

Tower – 2 /Wing D

Sr. No. (1)	Tasks/Activity (2)	Percentage of Work Done (As on date of the Certificate) (3)
1	Excavation	0%
2	No. of Basement (if any)	0%
3	No. of Podiums (if any)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises.	0%
8	Sanitary Fittings within the Flat / Premises.	0%
9	Stair cases ,Lifts Wells and Lobbies at each Floor level connecting Staircases and lifts, Overhead and Under ground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with water proofing Of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving 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.	0%

**Table A****Project Name: "Nahar's Chandi Valley - Phase I"****Status as on 29.04.2025****Tower – 3 /Wing E**

Sr. No. (1)	Tasks/Activity (2)	Percentage of Work Done (As on date of the Certificate) (3)
1	Excavation	0%
2	No. of Basement (if any)	0%
3	No. of Podiums (if any)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises.	0%
8	Sanitary Fittings within the Flat / Premises.	0%
9	Stair cases ,Lifts Wells and Lobbies at each Floor level connecting Staircases and lifts, Overhead and under ground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with water proofing Of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC,finishing to entrance lobby/s, plinth protection, paving 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.	0%

**Table A****Project Name: "Nahar's Chandi Valley - Phase I"****Status as on 29.04.2025****Tower – 3 /Wing F**

Sr. No. (1)	Tasks/Activity (2)	Percentage of Work Done (As on date of the Certificate) (3)
1	Excavation	0%
2	No. of Basement (if any)	0%
3	No. of Podiums (if any)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises.	0%
8	Sanitary Fittings within the Flat / Premises.	0%
9	Stair cases ,Lifts Wells and Lobbies at each Floor level connecting Staircases and lifts, Overhead and Under ground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with water proofing Of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving 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.	0%

TABLE-B

Common areas (Internal & External Development Works) in Respect of the Registered Phase /
Project Number

Project Name:"Nahar's Chandi Valley - Phase I"

Status as on 29.04.2025

Sr. No. (1)	Common areas and Facilities, Amenities (2)	Proposed/ Available (Yes/No) (3)	Percentage of actual work done (4)	Details (5)
1	Internal Roads & Footpaths	Yes	0%	13.40 mt. wide proposed D.P. Road & 18.30 mt. wide D.P. Road
2	Water Supply	Yes	0%	Domestic connection
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Appropriate sewage line out with STP
4	Storm Water Drains	Yes	0%	All rain /surface drain off with proper discharge
5	Landscaping & Tree Planting	Yes	0%	Appropriate landscape planned
6	Street Lighting	Yes	0%	Yes
7	Community Buildings	No	0%	N.A.
8	Treatment and disposal of Sewage and sullage water	Yes	0%	STP provided
9	Solid Waste management & Disposal	Yes	0%	Proposed
10	Water conservation, Rain Water harvesting	Yes	0%	Rain water harvesting proposed
11	Energy management	Yes	0%	Energy conservation scheme to be proposed
12	Fire protection and fire safety requirements	Yes	0%	As per CFO NOC
13	Electrical meter room, sub-station, receiving station	Yes	0%	Meter room proposed in each wing with service provider approval.
14	Others (Option to Add more)	N.A	0%	N.A

**Yoursfaithfully,
For Kapadia Consultants**

RAVINDRA
GORDHANDAS
KAPADIA

Digitally signed by RAVINDRA GORDHANDAS KAPADIA
DN: cn=, o=PERSONAL, title=1044,
pseudoName=5b1e9267074662395283f8e48fc2d,
2.5.4.20=f8c0e197300be75bd212f5181e17a377beab0a42
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st=Maharashtra,
serialNumber=97ad92bfc55af5a030c1ec026db442c4b7b
ad39298791a0798b03b55541a, cn=RAVINDRA
GORDHANDAS KAPADIA
Date: 2025.05.08 19:28:35 +05'30'

Agreed and Accepted
bySignature of
PromoterName
Date

Reg.No.CA/78/4792
(R.G. Kapadia)