

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 10.1.2025.

To,

S2 Realty And Developers Pvt. Ltd.
110, Dr. E. Moses Road,
Worli, Mumbai -400018.

Subject: Certificate of Percentage of Completion of Construction Work of Discovery Phase III having MahaRERA Registration Number P52100012273 being developed by M/s S2 Realty And Developers Pvt. Ltd.

Sir,

I/We HB Architect have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of Discovery Project - P H A S E I I I having Maha RERA Registration Number P52100012273, being developed by M/s S2 Realty And Developers 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 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

Layout/Building/Wing Number Villa No.2 (to be prepared separately for each Layout/Building/Wing of the Project)

Sr. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	100%

H. Bankar

7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	100%
8.	Sanitary Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	NA
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, 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 specifications in agreement of Sale. Any other activities.	NA

TABLE-A

Layout/Building/Wing Number Villa No. 4 (to be prepared separately for each Layout/Building/Wing of the Project)

Sr. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%



6.	SlabsofSuperStructure	100%
7.	Internal walls,InternalPlaster,Floorings, Doorsandwindows within Flats/Premises	100%
8.	SanitaryFittingswithin the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	NA
10.	External plumbingand external plaster,elevation,completionofterraces with waterproofing of the Building/Wing.	100%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as perCFO NOC, Electrical fittings,mechanicalequipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, pavingof areas appurtenant to Building/Wing.Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	NA

TABLE-A

Layout/Building/WingNumber Villa No. 18 (to be prepared separately for each Layout/Building/WingoftheProject)

Sr. No. (1)	Tasks/Activity (2)	PercentageofActualWork Done (Asondateofthe Certificate) (3)
1.	Excavation	100%
2.	Basements(ifany)	NA
3.	Podiums(ifany)	NA
4.	Plinth	100%
5.	StiltFloor	100%

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6.	SlabsofSuperStructure	100%
7.	Internal walls,InternalPlaster,Floorings, Doorsandwindows within Flats/Premises	100%
8.	SanitaryFittingswithin the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100%
10.	External plumbingand external plaster,elevation,completionofterraces with waterproofing of the Building/Wing.	100%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as perCFO NOC, Electrical fittings,mechanicalequipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, pavingof areas appurtenant to Building/Wing.Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	NA

TABLE-B

CommonAreas(Internal andExternal Development Works)inrespect oftheRegisteredPhase/Project Number

Sr.No. (1)	CommonareasandFacilities (2)	Proposed (Yes!No) (3)	Percentageof ActualWorkDone (Asondateofthe Certificate) (4)	Details (5)
I.	InternalRoads&Footpaths	YES	100%	
2.	WaterSupply	YES	100%	
3.	Sewerage (Chamber, lines,SepticTank,STP).	YES	100%	
4.	Storm WaterDrains	YES	100%	
5.	Landscaping&TreePlanting	YES	100%	
6.	StreetLighting	YES	100%	
7.	CommunityBuildings	NO	NA	
8.	Treatment anddisposal ofsewageand sullage water.	NO	NA	

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9.	Solid Waste management & Disposal	NO	NA	
10.	Water conservation/Rain water harvesting	NO	NA	
11.	Energy management	NO	NA	
12.	Fire protection and life safety requirements	NO	NA	
13.	Electrical meter room, sub-station, receiving station.	YES	100	
14.	Others (Option to Add more).	NA	NA	

Yours Faithfully,

Signature & Name

Ar. Hemant Bankar

Of L.S /Architect (License No CA/2013/59037



Agreed and Accepted by:

For S2 Realty and Developers Pvt. Ltd.



Signature of Promoter Name:

S2 REALTY AND
DEVELOPERS PVT. LTD.

Date.: 10.01.2025