

Ref No.

Date : _____

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: 03.07.2023

To,
WEST AVENUE REALTORS PVT. LTD.
1201, 'B' Tower, Peninsula Business Park,
Ganpatrao Kadam Marg, Lower Parel,
Mumbai – 400 013.

Subject: Certificate of Percentage of Completion of Construction Work of Deluxe Apartments, No. of Building 1 of the Project [MahaRERA Registration Number- P51800000819] situated on the Plot bearing Final Plot no 66/5 demarcated by its boundaries (latitude and longitude of the end points) 19°4.598'N 72 50.607' E to the North, 19°4.589'N 72 50.620' E to the South, 19°4.603'N 72 50.615' E to the East, 19°4.583'N 72 50.608' E to the West of Division TPS Santacruz III, village Bandra East, District Mumbai Suburban PIN 400 055. Admeasuring 1162.20 sq.mts. Area being developed by M/s. West Avenue Realtors Pvt. Ltd.

Sir,

I Satish Palav have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of completion of Construction work of the Deluxe Apartments of the 1 Phase of the project, situated on the plot bearing, F. P. No. 66/5 of Division TPS Santacruz III, Village Bandra, District Mumbai Suburban, Pin 400 055 admeasuring 1162.20 sq.mtrs. area being developed by M/s. West Avenue Realtors Pvt. Ltd.

Based on Site Inspection, with respect to 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 as registered vide number (P51800000819) under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the entire phase is detailed in Table B.

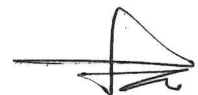


Table A

Layout / Building /Wing Number 1 (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	% of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	Number of Podiums	100%
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%
10	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 obtain Occupation/Completion Certificate	100%

TABLE-B

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

Sr.no.	Common areas and facilities, amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	No	--	N.A
2.	Water Supply	Yes	100%	



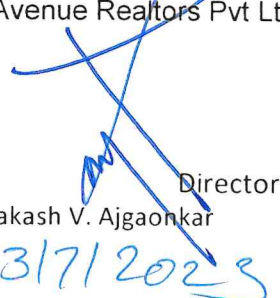
3.	Sewerage(chamber, lines,	Yes	100%	constructed
4.	Storm Water Drains	Yes	100%	constructed
5.	Landscaping & Tree Planting	Yes	100%	planted
6.	Street Lighting	NO	--	N.A.
7.	Community Buildings	NO	--	N.A.
8.	Treatment and disposal of sewage and sullage water	NO	--	N.A.
9.	Solid Waste management & Disposal	YES	100%	provided
10.	Water conservation, Rain water harvesting	YES	100%	installed
11.	Energy management	NO	--	N.A.
12.	Fire protection and fire safety requirements	YES	100%	Installed
13.	Electrical meter room, Sub-station, receiving station	YES	100%	Installed
14.	Stack Car Parking System	YES	100%	Installed
15.	D. G. Set	Yes	100%	Installed
16.	Two Elevators	Yes	100%	Installed
17.	Fully equipped Gymnasium	Yes	100%	Installed
18.	C. C. T. V. system in Common	Yes	100%	Installed
19.	Two Car Lifts	Yes	100%	Installed
20.	Aggregate area of recreational	Yes	100%	Installed
21.	Open Parking	No	--	N.A.

Yours Faithfully,



(SATISH PALAV)
(LICENSE NUMBER: CA/81/6425)

Agreed and Accepted by:
For West Avenue Realtors Pvt Ltd



Name :- Prakash V. Aijaonkar
Date :- 3/7/2023