

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: 31st March, 2025.

To,

HARSHAL ENTERPRISES C.A. to Owner

Shri Upendra CHSL.

C-006, Himanshu, Near Mandpeshwar Ind. Est.,

Prem Nagar, Borivali(West), Mumbai-400092.

Subject: Certificate of Percentage of Completion of Construction work of **Shri Upendra CHSL** having on plot bearing C.T.S. NO. 974 of village Dahisar, situated at Yashwant Tawde Road, Dahisar (East), Mumbai. Maha RERA Registration Number **No. 51800013142** being developed by the **HARSHAL ENTERPRISES.**

Sir,

I, Shri Bhavin Arvind Modi, have undertaken assignment as Architects of certifying Percentage of Completion of Construction work of Shri Upendra CHSL the building having Maha RERA Registration Number No. **P51800013142** being developed by the **HARSHAL ENTERPRISES.**

Based on Site Inspection, with respect to Layout of the Building 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 of the Real Estate Project under Maha RERA is as registered 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 Building (Wing A)

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

Sr.No	Task/Activity	Percentage of Work Done (As of date of the certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	N. A.
3.	Number of Plinth	100%
4.	Number of Podium	N.A.
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat / Premises	100%
8.	Sanitary Fittings within the Flat Premises. Electrical Fittings within the Flat / Premises.	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	100%
10.	The 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	100%

Table A Building (Wing B)

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

Sr. No.	Task/Activity	Percentage of Work Done (As of date of the certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	N. A.
3.	Number of Plinth	100%
4.	Number of Podium	N.A.
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat / Premises	40%
8.	Sanitary Fittings within the Flat / Premises. Electrical Fittings within the Flat / Premises.	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	100%
10.	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building / Wing.	20%
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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0%

Table A Building (Wing C)

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

Sr.No	Task/Activity	Percentage of Work Done (As of date of the certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	N. A.
3.	Number of Plinth	100%
4.	Number of Podium	N. A.
5.	Stilt Floor	100%
6.	Slabs of Super Structure	40%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat / Premises.	20%
8.	Sanitary Fittings within the Flat / Premises. Electrical Fittings within the Flat / Premises.	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	40%
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, 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0%

TABLE-B (for Wings A,B, & C jointly)

**Common Area (Internal and External Development Works) in respect of the
Registered Phase/Project Number**

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done(As on date of the Certified	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	0%	NA
2.	Water Supply	Yes	25%	NA
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	25%	NA
4.	Storm Water Drains	Yes	25%	NA
5.	Landscaping & Tree Planting	Yes	0%	NA
6.	Street Lighting	No	0%	NA
7.	Community Buildings	No	0%	NA
8.	Treatment and disposal of sewage and sullage water.	No	0%	NA
9.	Solid Waste Management & Disposal	Yes	20%	NA
10.	Water Conservation & Rain Water Harvesting	Yes	25%	NA
11.	Energy Management	No	0%	NA
12.	Fire Protection and fire safety requirements	Yes	25%	NA
13.	Electrical meter room, sub-station, receiving station.	Yes	100%	NA
14.	Others (options to add more)	-		

space vision

Architect and Planner
Ar. Bhavin Modi
Ar. Madhura Bhavin Modi

Yours Faithfully,
Signature & Name of Architect

BHAVIN
ARVIND
MODI

Digitally signed by
BHAVIN ARVIND
MODI
Date: 2025.03.31
12:05:10 +05'30'

SHRI BHAVIN ARVIND MODI
(License No CA/2002/28864)

Agreed and Accepted by:

HARSHAL ENTERPRISES

Signature of Promoter Name:

HARSHAL ENTERPRISES

Date: 31.03.2025.

N K Dedhi