

**FORM - 1**

**ARCHITECT CERTIFICATE**

20<sup>th</sup> May, 2025

To,  
M/s. Adityaraj Housing Corporation.  
101, Purnima C.H.S. Ltd.,  
Bldg. No. 03, Tagore Nagar,  
Vikhroli (East),  
Mumbai – 400 083.

Subject : Certificate of percentage of Completion of Construction Work for proposed redevelopment of the Shiv Smruti C.H.S.L. known as “Adityaraj Park” existing building No. 22, bearing CTS No. 833(pt.), Subhash Nagar, Mhada Layout, Chembur (East), Mumbai Suburban having MaharRera Registration Number \_\_\_\_\_ being developed by “M/s. Adityaraj Housing Corporation”

Sir,

We M/s. Space Moulders have undertaken assignment as Architect of percentage of Completion of construction work for “proposed redevelopment of the Shiv Smruti C.H.S.L. known as “Adityaraj Park” existing building No. 22, bearing CTS No. 833(pt.), Subhash Nagar, Mhada Layout, Chembur (East), Mumbai Suburban having MaharRera Registration Number \_\_\_\_\_ being developed by “M/s. Adityaraj Housing Corporation.”

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

Wing - A

Sr. no.	Task and activity	Percentage of Actual Work Done
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	00%
5	Stilt Floor	00%
6	Slab of super Structure	00%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	00%
8	Sanitary Fittings within the Flat/Premises	00%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	00%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	00%
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.	00%



**Wing - B**

Sr. no.	Task and activity	Percentage of Actual Work Done
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	00%
5	Stilt Floor	00%
6	Slab of super Structure	00%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	00%
8	Sanitary Fittings within the Flat/Premises	00%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	00%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	00%
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.	00%



Wing - C

Sr. no.	Task and activity	Percentage of Actual Work Done
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	00%
5	Stilt Floor	00%
6	Slab of super Structure	00%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	00%
8	Sanitary Fittings within the Flat/Premises	00%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	00%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	00%
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.	00%



**TABLE - B**

Common areas (internal and external road development works) in respect of the registered phase / project number

Sr. no.	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
1	Internal Roads & Footpaths	No	N.A	NA
2	Water Supply	Yes	00%	By MCGM on completion of the building.
3	Sewerage (Chamber, lines, Septic tank, STP)	Yes	00%	Internal Chambers and lines proposed. No STP proposed.
4	Storm Water Drains	Yes	00%	Will be connected to Municipal storm water drain.
5	Landscaping & Tree Planting	Yes	00%	As per tree NOC.
6	Street Lighting	No	N.A	NA
7	Community Buildings	No	N.A	NA
8	Treatment and disposal of sewage and sludge water.	Yes	00%	Will be connected to B.M.C line
9	Solid Waste management & Disposal	Yes	00%	Vermiculture Bin
10	Water conservation / Rain water harvesting	Yes	00%	Recharge pit proposed.
11	Energy management	Yes	00%	Energy efficient light fittings will be used.



12	Fire protection and Fire Safety Requirements	Yes	00%	As per CFO NOC.
13	Electrical meter room, sub-station, receiving station.	Yes	00%	As per requirement by Electric power provider
14	Others (Option to Add more)			No Substation

Yours Faithfully,  
For SPACE MOULDERS

  
CHANDAN KELEKAR  
Reg. No. CA/87/11009



Agreed and Accepted by

M/s. Adityaraj Housing Corporation  
Mr. Rajkumar G. Khushlani