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FORM - 1

ARCHITECT CERTIFICATE

20th 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

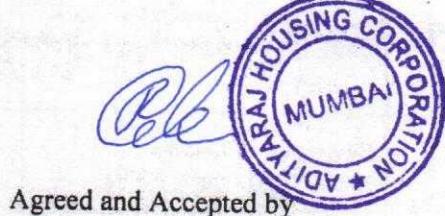
Common areas (internal and external road development works) in respect of the registered phase / project number

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