

SANJAY NEVE & ASSOCIATES

Architect

302, Oomkareswar, Linking Road, Behind Kanderpada Talav, Dahisar (West), Mumbai - 400 068.
Fax : 022-28956052 Office : 022-28903656 Mob. : 09821025966 • Email : arch.neve@gmail.com

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: 04/01/2023

To

M/s. Right Channel Constructions Pvt. Ltd.,
202, Sakhi Apartment,
Near Dheeraj Residency,
M. G. Road, Kandivali (W),
Mumbai - 400 101.

Subject: Certificate of Percentage of Completion of Construction Work of Composite Building of the Slum Rehabilitation Scheme, situated on the plot bearing Part of CTS No. 223A/1 and CTS No. 223/1 of Village Goregaon at Ram Mandir Road, Ghas Bazar, Goregaon (East), Mumbai - 400 063 admeasuring 3158.50 Sq.Mts area being developed by M/s. Right Channel Constructions Pvt. Ltd.

Sir,

I, Sanjay Neve have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Composite Building of the Project, situated on the Part of CTS No. 223A/1 and CTS No. 223/1 of Village Goregaon Taluka **Mumbai Suburban** District PIN 400 063 admeasuring 3158.50 Sq.Mts area being developed by **M/s. Right Channel Constructions Pvt. Ltd.**

Following technical professionals are appointed by Owner / Promoter: -

- (i) Shri Sanjay S. Neve as Architect.
- (ii) Shri Dr. H. M. Raje, as Structural Consultant.
- (iii) Shri Tushar Sawant as Site Supervisor.

Based on Site Inspection, with respect to 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 **P51800003828** 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

Composite Building for Sale Wing as Wing 'A to C' of Ground (for Restaurant & Retail Shops) + Part Stilts (For Parking Purpose) + 1st to 11th upper floors (for Residential User) as per Last approved Plans dated 09/12/2019

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	1 No. number of Plinth	100%
3	Part Stilts	100%
5	Total 16 number of Slabs + Part 17 th Slab of Super Structure for Wing 'A to C'	66.67% (Slab upto 11 th Floor)
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	54.55% (Work upto 9 th Floor)



7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	66.67% (Slab upto 11 th Floor)
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	20%
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	Nil

TABLE B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Foot paths	--	--	--
2	Water Supply	Yes	Nil	--
3	Sewerage (chamber, lines)	Yes	Nil	--
4	Storm Water Drains	Yes	Nil	--
5	Landscaping & Tree Planting	--	--	--
6	Street Lighting	--	--	--
7	Community Buildings	--	--	--
8	Treatment and disposal of sewage and sullage water	--	--	--
9	Solid Waste management & Disposal	--	--	--
10	Water conservation, Rain water harvesting	Yes	Nil	--
11	Energy management	--	--	--
12	Fire protection and fire safety requirements	--	Nil	--
13	Electrical meter room, sub-station, receiving station	Yes	25%	--
14	Others (Option to Add more)	--	--	--

Thanking you,
Yours faithfully,



S. NEVE
Architect
CA/84/8433