



AARAMBH

DESIGNS AND CONSULTANTS
(MATUNGA)

Annexure A FORM 1
ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal)

Of Money from Designated Account)

Date: 15th May 2025

To,
Shri. Rohit Gul Vatiani (Partner)
M/s. Kent Corporation
101, Purnima C.H.S. Ltd.,
Building no. – 03, Tagore Nagar,
Vikhroli (E), Mumbai-400083

Subject: Certificate of Percentage of Completion of Construction Work of Project Name: ADITYARAJ MIDTOWN for Construction of 21 Floors (one) building of the Phase (Maha RERA Registration Number Applied for) situated on Plot bearing C.S. No. 1/1631 & 1631 and F.P. No. 203 & 204, Town Planning Scheme No. –IV, Mahim Division situated at D.L Vaidya Marg & Sena Bhavan Path Road in G/North Ward admeasuring jointly 416.40 sq. mts. area being developed by Mr. Rohit Gul Vatiani (Partner) of M/s. KENT CORPORATION.

Sir,

I/ We, Shri. Rahul B. Wagh of M/S. AARAMBH DESIGNS & CONSULTANTS, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the ADITYARAJ MIDTOWN, One building of phase of the Project, situated on Plot bearing C.S. No. 1/1631 & 1631 and F.P. No. 203 & 204, Town Planning Scheme No. –IV, Mahim Division situated at D.L Vaidya Marg & Sena Bhavan Path Road in G/North Ward admeasuring jointly 416.40 sq. mts. area being developed by Mr. Rohit Gul Vatiani (Partner) of M/s. KENT CORPORATION.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri Rahul B. Wagh of M/S AARAMBH DESIGNS & CONSULTANTS as Architect.
- (ii) Shri. Rohit Varma of M/s. ASC Associated Consultants as Structural Consultant.
- (iii) Shri. Navinderpal Singh as Quantity Surveyor.
- (iv) Shri Yunus Khan as Site Supervisor.

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 (Applied for) under Maha RERA is per as table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

DESIGNING	LIASONING	CONSULTANCY
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Address: 4 / 361A , Ground Floor , Tambe building, Dr. B. A. Road, Maheshwari Udyan, Matunga, Mumbai – 400019,
Phone No : 022- 24185355



Table A

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

Sr. No.	Tasks /Activity	Percentage work done
1	Excavation	0%
2	1 number of Basement(s)	0%
3	Plinth	0%
4	0 number of Podiums	NA
5	01 Ground Floor	0%
6	22 number of Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises,	0%
8	Doors and Windows to each of the Flat/Premises Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
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 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	0%



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 & Foothpaths	No	NA	NA
2	Water Supply	YES	0%	DONE
3	Sewarage (chamber, lines, Septic Tank , STP)	YES	0%	NO SEPTIC TANK & NO STP
4	Storm Water Drains	YES	0%	DONE
5	Landscaping & Tree Planting	NO	NA	NA
6	Street Lighting	NO	NA	NA
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water	NO	NA	NA
9	Solid Waste management & Disposal	YES	0%	DONE
10	Water conservation, Rain water harvesting	YES	0%	DONE
11	Energy management	NO	NA	NA
12	Fire protection and fire safety requirements	YES	0%	DONE
13	Electrical meter room, sub-station, receiving station	YES	0%	NO SUBSTATION & NO RECEIVING STATION
14	Others (Roof Top Amenities)	YES	0%	DONE

Yours Faithfully.

Agreed & Accepted by

FOR AARAMBH DESIGNS & CONSULTANTS**FOR M/S. KENT CORPORATION**

WAGH
RAHUL
BHAGWAN

Digitally signed
by WAGH RAHUL
BHAGWAN
Date: 2025.05.15
11:53:13 +05'30'

ARCHITECT
(Mr. Rahul B. Wagh)



PARTNER
(Rohit Gul Vatiani)