

RAMAN ARAS  
ARCHITECT  
Council of Architects (CoA) Registration No. CA/2011/52905

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**FORM 1  
ARCHITECT'S CERTIFICATE**

**(To be submitted at the time of withdrawal of Money from Designated Account)**

Date: 20/03/2023

To,

Tesla Properties LLP,  
13 Gandhibaug Society, Nirman Bhavan, Law Garden, Ahmedabad 380006.

**Subject:** Certificate of Percentage of Completion of Construction Work of 16 buildings NA Wings of the NA Phase of the Project (Gujarat RERA Registration Number: PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00007/EX1/040321), situated on the Plot bearing Final Plot no. 1006 (part), 1007(part) and 78 (part), 78@Gokuldham, Ulariya, Nr. Shantipura Crossroads, Sarkhej-Sanand Highway, Ahmedabad, Gujarat-382210, demarcated by its boundaries (latitude and longitude of the end points: 22°58'50.04''N, 72°27'17.31''E) 30m wide TP Road to the North, 1021 and 1022 to the South, 1007/P to the East, 1006/P to the West, Village Sanathal, Taluka Sanand, District Ahmedabad, PIN 382210, admeasuring 29410 sq.mts. area being developed by Tesla Properties LLP.

Sir,

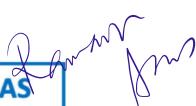
I, Raman Aras have undertaken assignment as Architect, of certifying Percentage of Completion of Construction Work of the project - 78@Gokuldham, 16 Buildings of the NA Phase of the Project, situated on the plot bearing Final Plot nos. 1006 (part), 1007(part) and 78 (part)of Village Sanathal, Taluka Sanand, District Ahmedabad, PIN 382210, admeasuring 29410 sq.mts. area being developed by Tesla Properties LLP as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter: -

- (i) Shri Viral K Shukla as Architect/Engineer
- (ii) Shri Haresh A Shah as Structural Consultant
- (iii) M/s Antech Consultants & Engineers, Vraj Sanitation as MEP Consultant
- (iv) Shri Viral K Shukla as Clerk of Works

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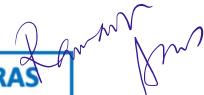
Based on Site Inspection by undersigned on **06/03/2023** and with respect to each of the Building/Wing or of the plots as the case may be of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00007/EX1/040321 under GujRERA 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 A and B.

**Table – A**  
**Building/Block bearing Number A1**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0number of Basement(s) and Plinth	N/A
3	0number of Podiums	N/A
4	1Stilt Floor	100%
5	4number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

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**Building/ Block bearing Number B1**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

**Building/ Block bearing Number A2**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings	100%

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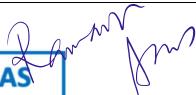
	within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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 ObtainOccupation/Completion Certificate	100%

**Building/ Block bearing Number B2**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas,	100%

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	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	
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**Building/Block bearing Number A3**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%



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**Building/ Block bearing Number B3**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

**Building/ Block bearing Number A4**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%

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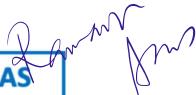


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7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

**Building/ Block bearing Number B4**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

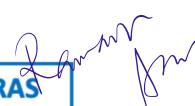


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	conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	
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**Building/ Block bearing Number A5**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%



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**Building/ Block bearing Number B5**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

**Building/ Block bearing Number A6**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%

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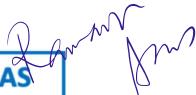


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7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

**Building/ Block bearing Number B6**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%



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**Building/ Block bearing Number A7**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%



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**Building/ Block bearing Number B7**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

**Building/ Block bearing Number A8**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%

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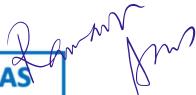


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7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

**Building/ Block bearing number B8**

<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
4	1 Stilt Floor	100%
5	4 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%



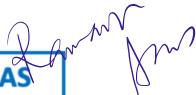
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**Table – A**  
**Project - 78@Gokuldham**

**Since the work for the project is complete, consolidated details are given for all buildings/ blocks.**

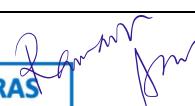
<b>Sr. No.</b>	<b>Tasks/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	0 number of Basement(s) and Plinth	N/A
3	0 number of Podiums	N/A
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**TABLE-B**

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

<b>Sr. No.</b>	<b>Common areas and Facilities Amenities</b>	<b>Proposed (Yes/No)</b>	<b>Percentage of Work Done</b>	<b>Remarks</b>
1	Internal Roads & Footpaths	Yes	100%	Work Completed
2	Water Supply	Yes	100%	Work Completed
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	Work Completed
4	Storm Water Drains	Yes	100%	Work Completed
5	Landscaping & Tree Planting	Yes	100%	Work Completed
6	Street Lighting	Yes	100%	Work Completed
7	Community Buildings	Yes	100%	Clubhouse
8	Treatment and disposal of sewage and sullage water /STP	Yes	100%	Work Completed
9	Solid Waste Management & Disposal	Yes	100%	Work Completed
10	Water Conservation, Rainwater Harvesting, Percolating Well/Pit	Yes	100%	Work Completed
11	Energy Management	Yes	100%	Work Completed
12	Fire Protection and Fire Safety Requirements	Yes	100%	Work Completed
13	Electrical Meter Room, Sub-station, Receiving Station	Yes	100%	Work Completed



**RAMAN ARAS**  
**ARCHITECT**  
**Council of Architects (CoA) Registration No. CA/2011/52905**

14	Fire Fighting Facilities	Yes	100%	Fire Extinguishers
15	Drinking water facilities	Yes	100%	For Staff and Common Use
16	Emergency evacuation services	Yes	100%	Stretcher Lift Provision
17	Use of Renewable energy	No	NA	NA
18	Security using CCTV	Yes	100%	Work Completed
19	Letter Box	Yes	100%	Work Completed
20	Security cabin	Yes	100%	Work Completed
21	Changing Room	Yes	100%	Work Completed
22	Generator Set	Yes	100%	Work Completed

Yours Faithfully,

  
**Ar. RAMAN ARAS**

RAMAN ARAS

Council of Architects (CoA) Registration No. **CA/2011/52905**

Council of Architects (CoA) Registration valid till **31/12/2023**

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**Ar. RAMAN ARAS**