

Annexure A

FORM 1

[See regulation 3]

ARCHITECT CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Accounts)

Date :-03/03/2022

To,

M/s Westin Spaces Pvt Ltd

3<sup>rd</sup> Floor, 301 & 302, SBI Pallavi CHSL

Above NKGSB Bank, Veera Desai Road,

Andheri(W), Mumbai-400 058

Subject: Certificate of percentage of Completion of Construction Work of **Niwara CHSL** having Maharera Registration Number **P51800004214** situated on the plot bearing CTS No 195(pt) Survey no. 106-A(pt)/ Final Plot No. 10, D.N Nagar, J.P Road, Andheri(W), Mumbai-400058, demarcated by its boundaries (latitude and longitude of the end points) Bldg no. 12 & 13 to the North 40 mtrs vide road to the south bldg no. 09 to the East and the bldg no.11 to the west of Division Andheri Village , District-Mumbai.,admeasuring 778.25 sq mtrs area being developed by **M/s Westin Spaces Pvt Ltd**

Sir,

I/We Dilip Chandgude have undertaken assignment as Architect/Licensed Surveyor of percentage of Completion of construction work of **Niwara CHSL** Having MahaRera Registration Number **P51800004214** Only Applicable after project registration, Being developed By M/s Westin Spaces Pvt Ltd 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**

D.N Nagar Niwara CHS Ltd, Bldg No. D.N Nagar, J.P Road, Andheri West, Mumbai-400 058

Sr no	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	100%
2	Basement (if any)	0
3	Podiums (if any)	100%
4	Plinth	0
5	Stilt Floor	0%
6	Slab of super Structure	60%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	85%
8	Sanitary Fittings within the Flat/Premises	79%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	80%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	80%
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.	40%

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		
2	Water Supply	Yes	30%	
3	Sewerage (Chamber, lines, Septic tank, STP)	Yes	100%	
4	Storm Water Drains	Yes	50%	
5	Landscaping & Tree Planting	No		
6	Street Lighting	No		
7	Community Buildings	No		
8	Treatment and disposal of sewage and sullage water.	No		
9	Solid Waste management & Disposal	No		
10	Water conservation / Rain water harvesting	Yes	25%	
11	Energy management	Yes	25%	
12	Fire protection and Fire Safety Requirements	Yes	25%	
13	Electrical motor room, sub-station, receiving station.	Yes	100%	
14	Others (Option to Add more)			

Yours Faithfully,

Rachna Project Consultants

Authorised signatory



Dilip Chandgude

(License No. C/87/SS-I)

Date: 03<sup>rd</sup> Mar 2022