

ANNEXURE - 1  
FORM 1  
ARCHITECT'S CERTIFICATE

Date: 21<sup>st</sup> February, 2025

To

**M/s. Jairaj Happy Homes**

Ganga Heritage,  
278, Deodhar Road,  
Matunga (CR), Mumbai-400 019.

**Subject:** Certificate of Percentage of Completion of Construction Work of **JADE GARDENS – TOWER B** Residential Building Project registered under No.P51800033945 situated on leasehold Plot Nos. 157-158 and redesignated as Plot B comprising of Bldg. Nos.179 & 180 bearing CTS No. 5685 (Part) of Village **Ghatkopar - Kiroli** Taluka **Kurla** demarcated by its boundaries to the North 12.20 Mts. Wide Road to the South R.G. to the East Proposed 9 mts. Wide Road to the West Proposed 9 mts. Wide Road, of division **Mumbai Suburban**, PIN – 400075 admeasuring 1300.64 Sq. Mts. area being presently redeveloped by **M/s. JAIRAJ HAPPY HOMES**

Sir,

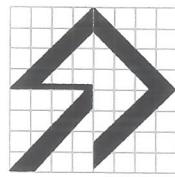
We M/s. Spacious Designs Architects Pvt. Ltd. have undertaken assignment as Architect for certifying Percentage of Completion of Construction Work of the Residential Project known as "**Jade Gardens – Tower B**" Project situated on leasehold Plot Nos. 157-158 and redesignated as Plot B comprising of Bldg. Nos.179 & 180 bearing CTS No. 5685 (Part) of Village **Ghatkopar - Kiroli** Taluka **Kurla** situated at Pant Nagar, Ghatkopar (East), Mumbai 400075, admeasuring 1300.64 sq. mtrs. area being presently redeveloped by **M/s. JAIRAJ HAPPY HOMES**

1. Following technical professionals are appointed by Owner / Promoter:
  - (i) Shri Manoj Daisaria of Daisaria Associates as L.S. / Architect.
  - (ii) M/s JW Consultants LLP as Structural Consultant
  - (iii) M/s Jeet Enterprise as MEP Consultant
  - (iv) Shri Yogesh Gaikwad as Quantity Surveyor \*
  - (v) M/s. Spacious Designs Architects Pvt. Ltd. as Design Architects

Based on Site Inspection, with respect to each of the building/wings of the aforesaid Real Estate Project, I certify that as on **31<sup>st</sup> December, 2024** the Percentage of work done for each of the building/wings of the Real Estate Project **Jade Gardens – Tower B** under MahaRERA is as per Table A hereinbelow. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

**CIN : U45202MH2005PTC156138**  
701-Corinthian, Plot No. 370, Linking Rd  
Khar (West), Mumbai - 400 052  
Tel.: 2600 6748 / 2600 6749  
E-mail : spaciousdesigns@gmail.com  
Website : [www.jayendrapatel.com](http://www.jayendrapatel.com)

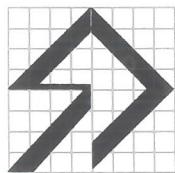




**Table-A**  
**Jade Gardens – Tower B**  
**(As on 31-12-2024)**

<b>Sr. No.</b>	<b>Tasks/ Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	2 number of Basement (s) and plinth	100%
3	Nil number of podiums	0%
4	16 number of slabs of the superstructure	100%
5 a)	Internal walls, Internal plaster,	100%
b)	Floorings within Flats/premises,	98%
c)	Doors and windows to each of the flat /premises	100%
6 a)	Sanitary Fittings within the flat/ premises,	98%
b)	Electrical fittings within the flat/premises	98%
7	Staircases, Lift Wells, and Lobbies at each Floor level connecting Staircases and lifts, Overhead and underground water tanks	100%
8 a)	The external plumbing	100%
b)	external plaster, elevation,	100%
c)	completion of terraces with waterproofing of the building/wing	100%
9 a)	Installation of lifts,	100%
b)	Water pumps,	100%
c)	Firefighting fittings and Equipment as per CFO NOC	100%
d)	Electrical fittings to common Areas,	100%
e)	Electro, Mechanical equipment,	100%
f)	Compliance to conditions of the environment/CRZ NOC	NA
g)	Finishing to entrance lobby/s,	100%
h)	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%





**TABLE-B**

**Jade Gardens – Tower B**

**(As on 31-12-2024)**

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

<b>Sr. No.</b>	<b>Common areas and Facilities, Amenities</b>	<b>Proposed (yes/no)</b>	<b>Percentage of Work done</b>	<b>Details</b>
1	Internal Roads & Footpaths	NO	-	-
2	Water Supply	YES	100%	
3	Sewerage (chamber, Lines, Septic Tank, STP)	YES	100%	STP Not Required
4	Stormwater Drains	YES	100%	
5	Landscaping & Tree Planting	YES	95%	
6	Street Lighting	NO	0%	NA
7	Community Buildings	NO	0%	NA
8	Treatment and disposal of sewage and sullage water	NO	0%	NA
9	Solid Waste Management & Disposal	YES	100%	
10	Water Conservation, Rainwater harvesting	YES	100%	
11	Energy management	YES	98%	
12	Fire protection and fire safety requirements	YES	100%	
13	Electrical meter room, substation	YES	100%	Substation Not Required
14	Fitness Centre	YES	100%	-

**Yours Faithfully**

**For SPACIOUS DESIGNS ARCHITECTS PVT. LTD.**




**Authorized Signatory**

License No.: CA/82/7056

Agreed and Accepted by:

For JAIRAJ HAPPY HOMES



**Authorized Signatory**

Date: 21/02/2025

**CIN : U45202MH2005PTC156138**

701-Corinthian, Plot No. 370, Linking Rd

Khar (West), Mumbai - 400 052

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