

🏠 Ashar Bellezza, 'A' Wing, 303, 3rd Floor, Road No.16, Wagle Estate, Thane (W) 400604 Tel.: +91 22-20816336

✉ nexstepconsultant@gmail.com 🌐 sawantnilesh@hotmail.com 🌐 nexstepconsultant.in

**FORM 1**  
**ARCHITECT'S CERTIFICATE**

**Date :- 31/03/2025**

To,  
**M/s. Pushpak Developers**  
4<sup>th</sup> Floor, Lake City Mall,  
Kapurband Junction,  
Majiwade, Thane (W) 400607

**Subject :-** Certificate of Percentage of Completion of Construction Work of **Larkins315,RIO-B- Phase 4**, situated on the plot bearing Final Plot No.315, at Village Panchpakhadi, Taluka Thane, District Thane demarcated by its boundaries (latitude and longitude of the end points) DP Road to the North, DP Road to the South, DP Road to the East and existing Road to the West of Division Village Panchpakhadi, Taluka Thane, District Thane, Pin 400602, admeasuring 11390.68 sq. mtrs. being developed by **M/s. Pushpak Developers**.

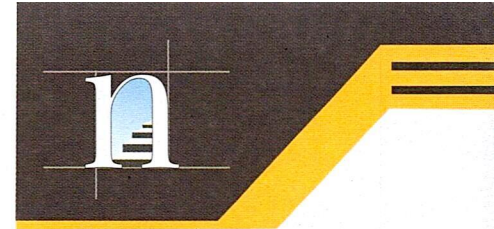
Sir,

We NEXSTEP Consultant have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Larkins315 RIO B-Phase 4**, situated on the plot bearing Final Plot No.315, at Village Panchpakhadi, Taluka Thane, District Thane, admeasuring 11390.68 sq. mtrs. Being developed by M/s. Pushpak Developers .

- 1) Following technical professionals are appointed by Promoter.
  - i) M/s. Nexstep Consultant as an Architect
  - ii) M/s. Epicons consultants Pvt. Ltd. as Structural Consultant.
  - iii) Shri. Dilip Sahu 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 aforesaid building of the Real Estate Project as registered vide number **P-51700052258** under RERA is as per Table A herein below. The percentage of the work executed with respect to each of the major activity of the Building / Wing and Overall Percentage of work done with respect to each building / wing is detailed in the Table B.

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**TABLE –A**

**Building Configuration :-** Basement + Ground +1<sup>st</sup> to 3<sup>rd</sup> (Commercial) + 4<sup>th</sup> (Service Floor) + 5<sup>th</sup> Flr to 27<sup>th</sup> Flr +28<sup>th</sup>(Service Floor) + 29<sup>th</sup>- Fitness Center + 30<sup>th</sup> Flr. to 33<sup>rd</sup> Flr Residential

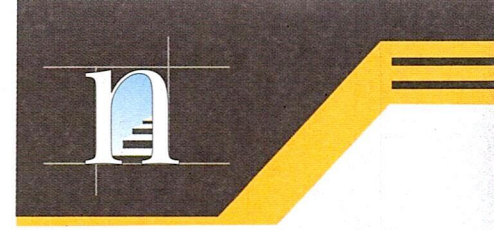
**Phase4:-** 5<sup>th</sup> Flr to 27<sup>th</sup> Flr +28<sup>th</sup> (Service Floor)+ 29<sup>th</sup> - Fitness Center + 30<sup>th</sup> Fir. to 33<sup>rd</sup> Flr Residential

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation	100%
2	1 Number of Plinth	100%
3	34 No. of Slabs of Super Structure	25%
4	Internal walls, Internal Plaster, Flooring within flats/ premises, Doors and windows to each of the flats /premises	25%
5	Sanitary Fitting within t Flat / Premises Electrical Fitting within flats / Premises.	0%
6	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircase & Lifts, Overhead & UGT	25%
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of Building /Wing.	0%
8	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, to Common area, Electro, mechanical equipment, compliance to conditions of environment / CRZ NOC, Finishing to entrance lobby, 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%

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2019





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**TABLE –B**

**Internal & External Development works in respect of the entire Registered Phase**

Sr. No.	Common areas and Facilities, Amenities	Proposed	Percentage of work done
1	Internal Roads & Footpaths	Yes	NIL
2	Water Supply	Yes	NIL
3	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	NIL
4	Storm Water Drains	Yes	NIL
5	Landscaping & Tree Planting	Yes	NIL
6	Street Lighting	Yes	NIL
7	Community Buildings	Yes	NIL
8	Treatment and disposal of sewage and sullage water.	Yes	NIL
9	Solid Waste management & Disposal	Yes	NIL
10	Water conservation, RWH	Yes	NIL
11	Energy management	Yes	NIL
12	Fire protection and fire safety requirements	Yes	NIL
13	Electrical meter room, sub-station, receiving station.	Yes	NIL
14	Others (Option to Add more).	NA	NIL
15	Open Parking	NIL	NIL
16	Others (Option to be Add more)	N.A.	NIL

**Yours Faithfully,  
Nexstep Consultant**

**(Nilesh D. Sawant)  
Architect  
(License No.CA-98/22503)**

Agreed and Accepted by

**M/s. Pushpak Developers**