

THE DESIGNERS

ARCHITECTS & REGISTERED VALUERS

✉ thedesigners29@gmail.com

AR. SUBODH TARI

B.Arch., G.D.Arch., F.I.A., F.I.V.

Office: 11, 5th Floor, Karim Chambers, Ambalal Doshi Marg, Fort, Mumbai - 400001.

REF.: T/1378/159

DATE: 25/11/2024

FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

To,
M/S. Samcon Builders,
20, Yashodham Shopping Centre,
1st Floor, Gen. A. K. Vaidya Marg,
Above HDFC Bank, Goregaon (East),
Mumbai - 400 063.

Sub.: Certificate of Percentage of Completion of Construction Work of 01 No. of Building(s)/ 02 Wing(s) of the Project [P51900007653] situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No./ C.S. No. 351, 352, 353, 354 & 355 demarcated by its boundaries (latitude and longitude of the end points) 19°00'02.16"N, 72°50'40.68"E to the North/East, 19°00'01.15"N, 72°50'41.14"E to the South/East, 19°00'01.05"N, 72°50'40.28"E to the South/West, 19°00'02.04"N, 72°50'40.18"E to the North/West of Parel Division, Sewri Village situated at Bhagwantrao Paralkar Marg, Parel Village, Parel, Mumbai-400 012 admeasuring 690.63 sq.mts area being developed by M/S. Samcon Builders.

Sir,
I/We M/S. The Designers have undertaken assignment as Architect Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 01 Building(s)/02 Wing(s) of the Project, situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. / C.S. No. 351, 352, 353, 354 & 355 demarcated by its boundaries (latitude and longitude of the end points) 19°00'02.16"N, 72°50'40.68"E to the North/East, 19°00'01.15"N, 72°50'41.14"E to the South/East, 19°00'01.05"N, 72°50'40.28"E to the South/West, 19°00'02.04"N, 72°50'40.18"E to the North/West of Parel Division, Sewri Village, Parel, Mumbai — 400 012 admeasuring 690.63 sq.mts area being developed by M/s. Samcon Builders.

1. Following technical professionals are appointed by Owner / Promoter
 - i. M/S. The Designers as Architect;
 - ii. M/S. J. W. Consultants LLP as Structural Consultant
 - iii. Shri. Bhavesh Parmar 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 P51900007653 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.

Agreed & accepted



(Signature)

TABLE -A

Building [Wing Number] - 01		
Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	0 number of Basement(s) and 1 Plinth	100%
3	0 number of Podiums	NA
4	1 stilt floor	100%
5	10 number of Slabs of Super Structure -9 completed	100%
6	Internal walls, Internal Plaster, Floorings within of Flats/Premises, Doors and Windows to each the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Fittings Electrical 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	99%

Agreed & accepted



mmme

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 & Footpaths	Yes	100%	Pavement of entire lot
2	Water Supply	Yes	100%	Application Submitted
3	Sewerage (Chamber lines, Septic Tank, STP)	Yes	100%	Connected to Municipal Sewer Approval obtained
4	Storm Water Drains	Yes	100%	Approval Obtained
5	Landscaping & Tree Planting	Yes	90%	As per D.C. Regulations
6	Street Lighting	No		
7	Community Buildings	No		
8	Treatment and disposal of Sewage & Sullage Water	No		
9	Solid waste management & Disposal	No		
10	Water Connection, rain Water harvesting	Yes	100%	Rainwater harvesting as per D.C. Regulations
11	Energy Management	No		
12	Fire protection and fire safety requirements	Yes	100%	As per CFO NOC
13	Electrical meter room, sub-station, receiving station	Yes	100%	Substation as per BEST requirements
14	Others (Option to Add more)	Yes		

With Regards,

SUBODH
KRISHNA TARISUBODH TARI
FOR M/S. THE DESIGNERS
(License No. : CA/84/8658)

Digitally signed by Subodh Krishna Tari
DN: cn=Subodh Krishna Tari, o=THE DESIGNERS, ou=THE DESIGNERS, email=Subodh.Krishna.Tari@the-designers.com, c=IN

AGREED & ACCEPTED

FOR SAMCON BUILDERS

PARTNER