



FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

Period 01/10/2024 to 31/12/2024

Date: 01/01/2025

To,

Mr. Pavan Kumar Bachhraj Chandan,

Proprietor of M/s. Buildwell Developers,

Office No. 9 on 4th Floor, Alankar Theatre Building,

245/247, SVP Road, Girgaon, Mumbai-400004.

Subject: Certificate of Percentage of Completion of Construction Work of Building Known as "Chandan Signature" Project, MAHARERA Registration Number P51900003343, situated on the Plot bearing C. S. No. 2975, 2976, 2977, 2978, 2979, 2989, 2990 & 2991 of Bhuleshwar Division, 1st & 2nd Carpenter Street, Girgaon, Mumbai-400004, admeasuring 1005.85 sq. mts. area being developed by Pavan Kumar B. Chandan proprietor of M/s. Buildwell Developers.

Sir,

I/We have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building known as **Chandan Signature** having MahaRERA Registration Number **P51900003343**, situated on the plot bearing CTS No. **2975, 2976, 2977, 2978, 2979, 2989, 2990 & 2991** of Division **Bhuleshwar, 1& 2nd Carpenter Street, Girgaon, Mumbai-400004** admeasuring 1005.85 sq. mts. area being developed by [Promoter's Name]

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

- (i) Shri. Arqam Hussain Shaikh of M/s. ARC Associates as L.S.
- (ii) Shri. Achyut Watve of M/s. JW Consultants.
- (iii) M/s. STS Consultants.
- (iv) Shri. Arqam Hussain Shaikh as Site Supervisor.

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

Layout Building /Wing Number _____ (to be prepared separately for each Layout /Building /Wing of the Project)

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (any)	100%
3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within flat /premises	100%
8.	Sanitary Fillings within the Flat Premises	100%
9.	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks	100% Entrance Lobby 100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	External plumbing - 100% Internal plaster - 100%
11.	Installation of Lifts. water pumps, Fire Fighting Fittings and Equipment as per CFO, NOC Electrical fittings, mechanical equipment, compliance to Conditions to environment/CRZ NOC, finishing to entrance lobby/s. plinth protection, paving of areas apartment to Building/Wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement to sale. Any other activity.	Installation of Lifts - 70% All Fire Fighting Fittings works - 95%



TABLE-B

Total Areas (internal and External Development Works) in respect of the Registered Phase / Project Number

Sr. No.	Common areas and facilities	Proposed (Yes/no)	Percentage of Actual work done (As on date of the certificate)	Details
1.	Internal Roads & Footpaths	No	---	---
2.	Water Supply	Yes	100%	Completed
3.	Sewerage (Chamber Lines, Septic Tank, STP)	Yes	100%	Completed
4.	Storm Water drains	Yes	100%	Completed
5.	Landscaping & tree planting	No	---	---
6.	Street Lighting	No	---	---
7.	Community Building	No	---	---
8.	Treatment and disposal of sewage and sullage water.	No	---	---
9.	Sild water management & Disposal	No	---	---
10.	Water Conservation/Rain water harvesting	Yes	100%	Completed
11.	Energy management	Yes	100%	Completed
12.	Fire protection and fire safety requirements	Yes	95%	Completed
13.	Others (option to add more)	---	---	---

Yours Faithfully,



Mr. ARQAM H. SHAIKH of M/s. ARC ASSOCIATES
(License No. S/681/LS)



Agreed and Accepted by:
M/s. Buildwell Developers





Signature of Promoter
Name. Mr. Pavan Kumar B. Chandan
Date: 01/01/2025

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

