

FORM 1

ARCHITECT'S CERTIFICATE

Date:16/08/2023

To,
M/s. Avora Realty
Flat.No.201,Bldg.1,Reliable Swapnanagri,Near Reliance Petrol,
Pelhar,Vasai-E,
Tal: Vasai,Dist:Palghar

Sub : Certificate of Percentage of Completion of Construction Work of "**Tetris Hill View**"- Bldg.No.03,06 & 16" Wing A & B of Bldg .No.16 Wings of the ---- Phase of the Project [Maha RERA No.----] situated on land bearing New S.No.232B/Plot No.01,Plot No.02 & Plot No.03 (Old S.No.232,H.No.4, S.No.234,S.No.241,H.No.1 & 2, S.No.243,H.No.1, S.No.244 and S.No.245) demarcated by its boundaries (latitude and longitude of the end points) 19.449511° to the North ,19.446592° to the South 72.880779° to the East 72.880546° to the West of Village: **Pelhar** ,Taluka:Vasai, Dist: Palghar ,PIN : **401208** admeasuring **3161.904 Sq.Mts.(677.18+409.20+2075.524)** area being developed by **M/s. Avora Realty** .

Sir,

I, **Shri. Vipul M.Adhia** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the "**Tetris Hill View**"- Bldg.No.03,06 & 16" Wing A & B of Bldg .No.16 Wings of the ---- Phase of the Project situated on land bearing New S.No.232B/Plot No.01,Plot No.02 & Plot No.03 (Old S.No.232,H.No.4, S.No.234,S.No.241,H.No.1 & 2, S.No.243,H.No.1, S.No.244 and S.No.245) of Village: **Pelhar** ,Taluka:Vasai, Dist: Palghar PIN : **401208** admeasuring **3161.904 Sq.Mts.(677.18+409.20+2075.524)** area being developed by **M/s. Avora Realty** .

1. Following technical professionals are appointed by Owner/Promoter:-
 - i) **Shri.Vipul M.Adhia** as Licensed Surveyor.
 - ii) **Jay Shree Krishna Consulting Engineer** as Structural Consultant.
 - iii) **Bharat Engineering & Construction** as MEP Consultant.
 - iv) **Mr.Bhupesh Thakur** 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 "Tetris Hill View" -Bldg No.03"

Sr. No.	Task / Activity	% of Actual Work Done (As on date of the Certificate)
1.	Excavation	0%
2.	Basement(s)	N.A.
3.	Podiums	N.A.
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure- 15 Slabs	0%
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows to each of the Flats / Premises.	0%
8.	Sanitary Fittings within the Flat / Premises	0%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	0%
11.	Installation of lift, water pumps, Fire Fighting Fittings and Equipments 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.	0%

TABLE-A
Layout/Building / wing number "Tetris Hill View" -Bldg No.06"

Sr. No.	Task / Activity	% of Actual Work Done (As on date of the Certificate)
1.	Excavation	0%
2.	Basement(s)	N.A.
3.	Podiums	N.A.
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure- 15 Slabs	0%
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows to each of the Flats / Premises.	0%
8.	Sanitary Fittings within the Flat / Premises	0%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	0%
11.	Installation of lift, water pumps, Fire Fighting Fittings and Equipments 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.	0%

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TABLE-A

Layout/Building / wing number "Tetris Hill View" -Bldg No.16" Wing -A

Sr. No.	Task / Activity	% of Actual Work Done (As on date of the Certificate)
1.	Excavation	0%
2.	Basement(s)	N.A.
3.	Podiums	N.A.
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure- 15 Slabs	0%
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows to each of the Flats / Premises.	0%
8.	Sanitary Fittings within the Flat / Premises	0%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	0%
11.	Installation of lift, water pumps, Fire Fighting Fittings and Equipments 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.	0%

TABLE-A

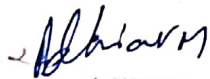
Layout/Building / wing number "Tetris Hill View" -Bldg No.16" Wing -B

Sr. No.	Task / Activity	% of Actual Work Done (As on date of the Certificate)
1.	Excavation	0%
2.	Basement(s)	N.A.
3.	Podiums	N.A.
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure- 15 Slabs	0%
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows to each of the Flats / Premises.	0%
8.	Sanitary Fittings within the Flat / Premises	0%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	0%
11.	Installation of lift, water pumps, Fire Fighting Fittings and Equipments 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.	0%

TABLE-B
Common Areas (Internal and External Development Works) in respect of the entire Registered Phase/Project Number

Sr. No.	Common Areas and Facilities Amenities	Proposed (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Foot paths.	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP).	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	--	
8.	Treatment and disposal of sewage and sullage water	NO	--	
9.	Solid Waste management & Disposal.	YES	0%	
10.	Water conservation / Rain Water Harvesting.	YES	0%	
11.	Energy management	NO	--	
12.	Fire protection and fire safety requirements.	YES	0%	
13.	Electrical meter room, sub-station, receiving station.	YES	0%	
14.	Others (Option to add more)	--	--	

Yours Faithfully,



VIPUL M. ADHIA
VVSR / ENGR / 05
Agreed and Accepted By:



Signature of Promoter

Name: M/s. Avora Realty

Date: 16/08/2023