

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097.

FORM 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 01/01/2024

To

L&T Avenue Realty LLP (Earlier known as L&T Asian Realty Project LLP)

A M Naik Tower, 8th Floor,
L&T Gate # 3, JVLR, Powai,
Mumbai - 400072

Subject: Certificate of Percentage of Completion of Construction work of **Sale Building No. 13 "Centrona Nova - A"** situated on plot bearing old CTS No.194 (pt.) of Village Ghatkopar, now as per Plot Boundary Demarcation /M.R. Plan granted by CTSO, Ghatkopar new CTS No. 194A (pt.) & 194B (pt.) of village Ghatkopar, Mumbai -400 077, for "1) Juni Ramabai SRA C.H.S. Ltd. 2) Sant Namdev SRA C.H.S.Ltd." having Maha RERA Registration Number **P51800005456** being developed by **L&T Avenue Realty LLP** (Earlier known as L&T Asian Realty Project LLP)
(For work upto 31st December 2023).

Sir,

I / We Vishwas Satodia have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Sale Building No. 13 "Centrona Nova - A"** situated on plot bearing old CTS No.194 (pt.) of Village Ghatkopar, now as per Plot Boundary Demarcation /M.R. Plan granted by CTSO, Ghatkopar new CTS No. 194A (pt.) & 194B (pt.) of village Ghatkopar, Mumbai -400 077, for "1) Juni Ramabai SRA C.H.S. Ltd. 2) Sant Namdev SRA C.H.S.Ltd." having Maha RERA Registration Number **P51800005456** being developed by **L&T Avenue Realty LLP** (Earlier known as L&T Asian Realty Project LLP)

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 Maha RERA 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
Sale Building No. 13- "Centrona Nova - A"

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Basements	0%
3	Podiums (if any)	N.A.
4	Plinth	0%
5	1 Stilt Floor	0%
6	27 number of Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	0%
8	Sanitary Fittings within the Flat/Premises,	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment 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
Sale Building No. 13 "Centrona Nova - A"
Common Areas (Internal & External Development Works) in Respect of the
entire Registered Phase

S. No.	Common Areas and Facilities, Amenities	Proposal (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads &Footpaths	Yes	0%	-
2.	Water Supply	Yes	0%	As per MCGM
3.	Sewarage (chamber, lines, Septic Tank , STP)	Yes	0%	-
4.	Storm Water Drains	Yes	0%	At the time of Finishing
5.	Landscaping & Tree Planting	Yes	0%	As per Tree NOC
6.	Street Lighting	Yes	0%	-
7.	Community Buildings	No	0%	N.A.
8.	Treatment and disposal of sewage and sullage water	Yes	0%	-
9.	Solid Waste management & Disposal	Yes	0%	-
10.	Water conservation, Rain water harvesting	Yes	0%	Recharge Pit
11.	Energy management	Yes	0%	-
12.	Fire protection and fire safety requirements	Yes	0%	As per CFO NOC
13.	Electrical meter room, sub-station, receiving station	Yes	0%	Will be completed as provided by the agency(Reliance or Tata)
14.	Others (Option to Add more)	-	-	

Yours faithfully,


(VISHWAS SATODIA)
ARCHITECT
Regn.No.CA/86/9600

Agreed & Accepted by

Signature of Promoter

Name : Venkatesh Iyengar

Date : 19.01.2024