

FORM 1
ARCHITECT'S CERTIFICATE

8/1/2024

To,
Neelkanth Mansions & Infrastructure Pvt. Ltd.
Fine House, Fifth Floor, Anandji Lane,
Off M. G. Road, Ghatkopar (E),
Mumbai 400077.

Subject : Certificate of Percentage of Completion of Construction Work of building type
'F' Neelkanth Greens (known as 'Magnolias'), in residential building project
'Neelkanth Greens' [MahaRERA Registration Number(**P51700049248**)] situated
on the Plot bearing S.No. 312/1A at village Majiwade, Tal & Dist. Thane,
admeasuring 1266.76 sq.mts. area being developed by **M/s. Neelkanth**
Mansions and Infrastructure Pvt. Ltd.

Sir,

I Mr. Sandeep Prabhu, Partner M/s. SAAKAAR have undertaken assignment as
Architect of certifying Percentage of Completion of Construction Work of **'F' Neelkanth**
Greens (known as 'Magnolias') in residential building project **'Neelkanth Greens'**
situated on plot bearing S.No. 312/1A at village Majiwade, Tal & Dist. Thane
admeasuring 1266.76 sq.mts. area being developed by M/s. Neelkanth Mansions and
Infrastructure Pvt. Ltd.

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 **P51700049248** 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

Amended Building Permission/Commencement Certificate has been approved for building by Thane Municipal Corporation vide No. S04/0069/14 TMCB/TDD/0008/P/C/2023 Auto DCR dated 28/9/2023

Details of Work Completion is as per revised Building plans which is as follows:

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	86.21%
2	1 number of Plinth	50.32%
3	Parking Pit	0%
4	1 number of Stilt Floor	0%
5	31 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and windows to each of the Flat/Premises.	0%
7	Sanitary fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircase, Lifts Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	1.5%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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	0%

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TABLE-B
Internal & External Development Works in Respect of the entire Registered Project
Number P51700049248

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	0%	NA
2.	Water Supply	Yes	0%	TMC water supply on completion of construction.
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Chambers
4.	Storm Water Drains	Yes	0%	Work to commence
5.	Landscaping & Tree Planting	Yes	0%	As per Tree Authority requirement.
6.	Street Lighting	Yes	0%	Internal Compound lightening
7.	Community Buildings	No	0%	NA
8.	Treatment and disposal of sewage and sullage water	No	0%	NA
9.	Solid Waste management & Disposal	No	0%	NA
10.	Water Conservation, Rain water harvesting	Yes	0%	Rain Water Harvesting to be installed before Occupation Certificate.
11.	Energy management	Yes	0%	Hot water Solar System
12.	Fire Protection and fire safety requirements	Yes	0%	Sprinkler System for parking.
13.	Electrical meter room, receiving station	Yes	0%	Electrical Meter Room
14.	Mechanical Parking	Yes	0%	
15.	Aggregate area of recreational open space	No	0%	NA
16.	Open Parking	No	0%	NA

Yours Faithfully



Ar. Sandeep Prabhu
(Reg. No. CA-92/14860)

Agreed & Accepted By
For **M/s. Neelkanth Mansions and Infrastructure Pvt. Ltd.**



Partner/ Promoter
Name:- Nilesh Kishor Desai
Date:- 10.01.2024