

Aneexure -A
FORM 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(01.10.2023 to 31.12.2023)

Ref. No.: PA/03/AJMERA DOWNTOWN/2023/000

15.01.2024

To
M/s. Ashjit Realities Pvt. Ltd,
Ajmera House, 4th Floor,
Pathak wadi Road,
Opp. G. T. Hospital
Mumbai – 400002.

Sub: Certificate of Percentage of Completion of Construction Work of Proposed Residential cum Commercial Building, known as “Ajmera Downtown” the project situated on the plot bearing C. S. No. 996 of Bhuleshwar Division, R. S. Sapre Marg (Picket Road), Mumbai – 400002, having MahaRERA Registration number P51900031924, being developed by **M/s. Ashjit Realities Pvt. Ltd.**

Ref: MahaRERA Registration Number: P51900031924.

Sir,

I, Narendra V. Patidar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Work Completed of Ajmera Downtown having MaHaRERA Registration Number P51900031924, being developed by M/s. Ashjit Realities Pvt. Ltd.

Based on Site Inspection, with respect to the building of the aforesaid Real Estate Project. I certify that as on the date of this certificate, the Percentage of work done for the building of the Real Estate Project under MahaRERA Registration Number P51900031924, 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)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (if any)	100% (RCC Work Completed)



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3.	Podiums (if any)	N.A.
4.	Plinth	100% (RCC Work Completed)
5.	Stilt Floor	100% (RCC Work Completed)
6.	Slabs of Super Structure	33.32% (RCC Work up 16 th floor slab level is completed & 17 th floor slab level is in progress)
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	8.32%
8.	Sanitary Fitting within the Flat / Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	33.32% (RCC Work up 16 th floor slab level is completed & 17 th floor slab level is in progress)
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 projection, 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 Registered Phase / Project Number

S.No (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Footpaths	N.A.	N.A.	N.A.
2.	Water Supply	YES	0%	Before O.C.
3.	Sewerage (chamber, lines, Septic Tank , STP)	YES	0%	Before O.C.
4.	Storm Water Drains	YES	0%	Before O.C.
5.	Landscaping & Tree Planting	YES	0%	Before O.C.



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6.	Street Lighting	N.A.	N.A.	N.A.
7.	Community Buildings	N.A.	N.A.	N.A.
8.	Treatment and disposal of sewage and sullage water	YES	0%	Before O.C.
9.	Solid Waste management & Disposal	YES	66%	Demolition & Excavation is completed & new building construction work is in progress
10.	Water conservation, Rain water harvesting	YES	0%	Before O.C.
11.	Energy management	N.A.	N.A.	N.A.
12.	Fire protection and fire safety requirements	YES	0%	Before O.C.
13.	Electrical meter room, sub-station, receiving station	YES	0%	Before O.C.
14.	Others (Option to Add more)	N.A.	N.A.	N.A.

Thanking you,

Yours Faithfully
For **Patidar Alliance**

Ar. Narendra V. Patidar

Lic. No.: LS:840002204

Agreed and Accepted by:

Signature of Promoter

Name: **Jiten K. Ajmera** of M/s. **Ashjit Realities Pvt, Ltd.**

Date: 15.01.2024