

**FORM 1[see Regulation 3]
ARCHITECT'S CERTIFICATE**

Date: 20th April, 2023

To
The RATNAAKAR SHELTERS LLP
06, Vallabh Society, 90ft Road,
Ghatkopar(E)
Mumbai – 400075.

Subject: Certificate of Percentage of Completion of Construction Work of “Wing - B of Sale Building” and “Rehab Building No.01 (18th part to 22nd floor)” known as “Aventus Heights Phase – 2” situated on the Plot bearing CTS No.1(A) (pt.), Survey no.93(pt.), Final Plot no. 49, Road no. 5/6, demarcated by its boundaries (latitude and longitude from North 19.062526, 72.922534 and South 19.061813, 72.922730 of the end points) Slum on plot no. 43A to the North, Bajiprabhu Deshpande Marg to the South, Slum on plot no. 50 to the East, Slum on plot no. 48, Shivaji Nagare, road no.5 to the West, of village DEONAR, taluka KURLA, at SHIVAJI NAGAR, GOVANDI West, MUMBAI, PIN – 400043 admeasuring 4423.95 sq.mts. Area being developed by RATNAAKAR SHELTERS LLP.

Sir,

I / We M/s CONSULTANTS COMBINED have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Wing - B of Sale Building and Rehab Building No. 01(18th part to 22nd floor) known as “Aventus Heights Phase - 2”** situated on the plot bearing CTS No.1 (A) (pt), Survey No.93, Final Plot No. 49 of village Deonar, Taluka- Kurla, Shivaji Nagar, Govandi West, Mumbai, Pin – 400043 having MAHARERA reg. no. **P51800047961** admeasuring 4423.95 sq.mts. area being development by (RATNAAKAR SHELTERS LLP). Following technical professional are appointed by Owner:

1. M/s CONSULTANTS COMBINED as Architect
2. M/s OPTIMALCONSULTANCY SERVICES PVT. LTD. as Structural Consultant.
3. M/s MAK MEP CONSULTANTS as MEP Consultant.
4. Shri APURVA SHAH as Site Supervisor.

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 **P51800047961** 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

Sr.n o.	Task / Activity	Percentage of work done.
1	Excavation	100%
2	Numbers of Plinth - 01	50%
3	Number of Podiums	N.A..
4	Stilt Floor	50%
5	Number of slabs of Super Structure	20%
6	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats/premises	20%
7	Sanitary Fitting within the Flats/Premises.	20%
8	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	20%
9	The external plumbing and external plaster, elevation, completion terraces with waterproofing of the Building/Wing.	20%
10	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 may be required to complete project as per specifications in agreement of Sale. Any other activities.	20%

TABLE B
Internal & External Development Works In Respect of the entire Registered Phase.

Sr. No.	Common areas & Facilities & Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	No	N.A.	-
2	Water supply	Yes	0%	0%
3	Sewerage (chamber, line, septic tank, STP)	Yes	0%	0%
4	Storm Water Drain	Yes	0%	0%
5	Landscaping & Tree Planting	Yes	0%	0%
6	Street Lighting	Yes	N.A.	-
7	Community Building	No	0%	0%
8	Treatment & disposal of sewage & sullage water	Yes	0%	0%
9	Solid Waste management & Diposal	Yes	0%	0%
10	Water conservation, Rain water harvesting	Yes	0%	0%
11	Energy management	Yes	0%	0%
12	Fire protection & fire safety requirements	Yes	0%	0%
13	Electrical meter rooms, sub-station, receiving station	Yes	0%	0%
14	Other(option to Add more)	NIL	N.A.	-

For Consultants Combined Architects,


Mukesh Bahadur
Architect
Reg. No. CA:82:7237