



Ref: JA/2024/0276

Date: 18-April-2024

Annexure A
FORM 1
ARCHITECT'S CERTIFICATE

To
M/s. Alder Residency Pvt. Ltd.,
101, Kalpataru Synergy,
Opp. Grand Hyatt,
Santacruz East, Mumbai 400055.

Subject: Certificate of Percentage of Completion of Construction Work of Kalpataru Vivant North Wing A having MahaRERA Registration Number P51800051328 being developed by Alder Residency Pvt. Ltd.

Sir,

I Mr. Nandkumar V. Jethe have undertaken assignment as Architect/ Licensed Surveyor of certifying percentage of Completion of Construction Work of Kalpataru Vivant North Wing A having MahaRERA Registration Number MahaRERA Registration No.: P51800051328 being developed by Alder Residency Pvt. Ltd.

Based on Site Inspection, with respect to layout/each of the Building(s)/Wing(s) of the aforesaid Real Estate Project, I certify that as on **31-Mar-2024** (As on date), the Percentage of Work done for Building(s)/Wing(s) of the Real Estate Project under MahaRERA Registration No.: P51800051328 is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

TABLE A		
Kalpataru Vivant North Wing A		
Sr. No.	Items of Work	Work completion (in %)
1	Excavation and Earthwork	26%
2	2 nos. of Common Basement within the building footprint	-
3	4 nos. of Common Podiums falling within the building footprint	-
4	Plinth	-
5	1 nos. of Stilt Floor (falling within the building footprint)	-
6	40 nos. of Slabs for Super Structure	-
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	-
9	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	-
11	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	-

TABLE B				
Internal & External Development Works in Respect of the entire Registered Phase				
Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)	Details
1	Internal Roads & Footpaths	YES	-	To be done before completion of Whole Project
2	Water Supply	YES	-	Supply from local authority
3	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	-	STP only
4	Storm Water Drains	YES	-	To be done before completion of Whole Project
5	Landscaping & Tree Planting	YES	-	To be done before completion of Whole Project
6	Street lighting	YES	-	To be done before completion of Whole Project
7	Club house, fitness centers, swimming pool & other recreation areas	YES	-	Common Amenities as per AFS
8	Treatment and Disposal of Sewage and Sullage Water	YES	-	To be done before completion of Whole Project
9	Solid Waste Management and Disposal	YES	-	To be done before completion of Whole Project
10	Water Conservation, Rain water Harvesting	YES	-	To be done before completion of Whole Project
11	Energy management	YES	-	To be done before completion of Whole Project
12	Fire Protection and Fire Safety Requirements	YES	-	To be done before completion of Whole Project

13	Electrical Meter Room, Sub-Station, Receiving Station	YES	-	Electric Meter Room and Substation Only
14	All parking levels other than below buildings	YES	24 %	To be done before completion of Whole Project
15	Other Common Areas and Facilities, Amenities (If Any)	YES	30 %	To be done before completion of Whole Project
16	Aggregate area of recreational open space	YES	-	5748.618 sq mt Common RG as per AFS

Yours Faithfully

**Nandkumar
Vishwanath
Jethe**

Digitally signed by
Nandkumar Vishwanath
Jethe
Date: 2024.04.18 15:35:56
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**Mr. Nandkumar V. Jethe
(Licensed Architect)
(License No: CA/96/20792)**

Agreed and Accepted by:



**Alder Residency Pvt. Ltd.
18-April-2024**