



**Annexure A**  
**FORM 1**  
**ARCHITECT'S CERTIFICATE**

Ref: JA/2024/0274

Date: 18-April-2024

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 South Wing C having MahaRERA Registration Number P51800053558 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 South Wing C having MahaRERA Registration Number MahaRERA Registration No.: P51800053558 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.: P51800053558 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.

<b>TABLE A</b>		
<b>Kalpataru Vivant South Wing C</b>		
<b>Sr. No.</b>	<b>Items of Work</b>	<b>Work completion (in %)</b>
1	Excavation and Earthwork	97
2	3 no's of Common Basement within the building footprint	-
3	1 no's of Common Podiums falling within the building footprint	-
4	Plinth	-
5	1 no's of Stilt Floor (falling within the building footprint)	-
6	22 no's 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	-

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

13	Electrical Meter Room, Sub-Station, Receiving Station	<b>YES</b>	-	<b>Electric Meter Room and Substation Only</b>
14	All parking levels other than below buildings	<b>YES</b>	<b>25 %</b>	<b>To be done before completion of Whole Project</b>
15	Other Common Areas and Facilities, Amenities (If Any)	<b>YES</b>	<b>13 %</b>	<b>To be done before completion of Whole Project</b>
16	Aggregate area of recreational open space	<b>YES</b>	-	<b>5748.618 sq mt Common RG as per AFS</b>

Yours Faithfully

**Nandkumar  
Vishwanath  
Jethe**

Digitally signed by  
Nandkumar Vishwanath  
Jethe  
Date: 2024.04.18 15:30:53  
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**Mr. Nandkumar V. Jethe  
(Licensed Architect)  
(License No: CA/96/20792)**

**Agreed and Accepted by:**

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