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**V. K. CHHAPIA & CO.**  
ARCHITECTS & INTERIORS

258, KAILASH BHUVAN  
DR AMBEDKAR ROAD  
SION WEST, MUMBAI - 22

**P. S. CHHAPIA**  
B. ARCH

**S. P. CHHAPIA**  
B. ARCH

FORM 1

[see Regulation 3]

**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of ongoing project and for Withdrawal of money from designated account )

Date : 13-04-2023

M/s Blackplinth Realtors Pvt. Ltd.  
C/62, Vibgyor Tower, 9<sup>th</sup> Floor  
Bandra Kurla Complex,  
Opp. Trident Hotel,  
Bandra (E), Mumbai-400 051

**Subject:** Certificate of Percentage of Completion of Construction Work of Shivram CHSL Phase -II, for plot bearing C.T.S. nos. 1102, 1103, 1104 & 1050 (pt) at Devi Dayal Road of Village Mulund west, Mumbai 4000080, having MahaRERA Registration Number P51800047183 being developed by M/s Blackplinth Realtors Pvt. Ltd.

Sir,

I, Architect Paras S. Chhapiya have undertaken assignment as Architect for certifying Percentage of Completion of Construction Work of Shivram CHSL Phase – II having MahaRERA Registration Number P51800047183 being developed by M/s Blackplinth Realtors Pvt. Ltd.

The I.O.D. of the said building no. 2, wing B has been issued by The Municipal Corporation of Greater Bombay under no. CHE/ES/1144/T/37 (NEW)IOD/1/NEW dated 19-08-2021 and The Commencement Certificate no. CHE/ES/1144/T/337(NEW)/CC/1/Amend dated 08-12-2022 has been issued upto building portion upto 3<sup>rd</sup> podium level.

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 P51800047183 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.

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TABLE-A

Building /Wing Number1(to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks / Activity (2)	Percentage of work done
1	Excavation	100%
2	Basements (if any)	NA
3	Podiums	35%
4	Plinth	40%
5	Stilt Floor	40%
6	Slabs of Super Structure	0%
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
10	The external plumbing and external plaster, elevation, completion of terraces with 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.	0%

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TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1	Internal Roads & Footpaths	NA		
2	Water Supply	Yes	0%	Will be provided as per approval
3	Sewerage (Chamber lines, Septic Tank, STP).	Yes	0%	Will be provided as per approval
4	Storm Water Drains	Yes	0%	As per Approved plan
5	Landscaping & Tree Planting	NA	NA	NA
6	Street Lighting	NA	NA	NA
7	Community Building	NA	NA	NA
8	Treatment and disposal of sewage and sullage water.	NA	NA	NA
9	Solid Waste management & Disposal			
10	Water conservation Rain water harvesting	Yes		
11	Energy management	NA	NA	NA
12	Fire protection and fire safety requirements.	Yes	0%	Will be provided as per approval
13	Electrical meter room, sub-station, receiving station.	Yes	0%	Will be provided as per approval
14	Others (Option to Add more).	NA	NA	NA

Yours Faithful,  
Signature & NameArch. Paras S. Chhapiya  
Architect (License No. CA/88/11881)

Agreed and Accepted by,

Signature of Promoter

Name :