

**Annexure A**  
**Form 1**  
[see Regulation 3]  
**ARCHITECT'S CERTIFICATE**

Date:- 15/04/2024

**To,**  
**M/s. Sai Uma Construction Pvt Ltd,**  
Manhattan by Rosa,  
Sales Lounge, Opp. Flora Bldg,  
Hiranandani Estate, G. B. Road,  
Thane (W) - 400 615.

**Sub.** : Certification of percentage of completion of construction work of "Manhattan", Building No.2 known as Brooklyn of the project [Maha Rera Reg. No. **P51700013323**] situated on the plot bearing 128/1, 128/2, 128/3, 129/1A, 129/1B, 129/2/1, 129/2/2, 129/2/3, 129/2/4, 129/2/5, 129/2/6, 129/2/7, 129/2/8, 129/2/9, 129/3, 129/4A, 130/1, 130/2, 132/1, 132/2, 131/1 at Ghodbunder Road, Kavesar, Hiranandani Estate, Dist. Thane, Pin. Code – 400615 admeasuring 12785.46 sq.mts area being developed by M/s.Sai Uma Construction Pvt. Ltd. demarcated by its boundaries,  
EAST SIDE- LATITUDE -19°15'29.36"N; LONGITUDE 72°58'40.98"E.  
WEST SIDE - LATITUDE - 19°15'31.39"N; LONGITUDE- 72°58'36.36"E.  
NORTH SIDE - LATITUDE - 19°15'31.49"N; LONGITUDE- 72°58'38.72"E.  
SOUTH SIDE - LATITUDE - 19°15'29.78"N; LONGITUDE- 72°58'37.52"E.

Sir,

We 10 Folds Architects & Consultants have undertaken assignment as architect of certifying Percentage of Completion of Construction work of the Building no. 2 known as Brooklyn of the Project Manhattan, situated on plot bearing new 128/1, 128/2, 128/3, 129/1A, 129/1B, 129/2/1, 129/2/2, 129/2/3, 129/2/4, 129/2/5, 129/2/6, 129/2/7, 129/2/8, 129/2/9, 129/3, 129/4A, 130/1, 130/2, 132/1, 132/2, 131/1 of Village Kavesar, District Thane District ,Pin – 400615, admeasuring 12785.46sq.mts. area being developed by M/s. Sai Uma Construction Pvt Ltd.

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 under Maha RERA 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. The percentage of work done is proposed by considering future increase in FSI by way of DR, TDR, Premium FSI is detailed in Table A & B below.



**TABLE - A**  
**Building No. 2 (Brooklyn)**

Sr. No.	Tasks/Activity	Percentage of work done (As on Date 31/03/2024)
(1)	(2)	(3)
1.	Excavation	100%
2.	Plinth	100%
3.	4 nos. of Podium Slab below Building Brooklyn	100%
4.	Stilt at Ground Level	100%
5.	36 nos. of Slabs of Super Structure	65%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	52%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	22%
10.	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%





**TABLE – B**

**Building No.2 (Brooklyn)**

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done (As on Date 31/03/2024)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths'	No	---	---
2.	Water Supply	Yes	0%	Will be done prior to O.C.
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	Will be done prior to O.C.
4.	Storm Water Drains	Yes	0%	Will be done prior to O.C.
5.	Landscaping & Tree Planting	Yes	0%	Will be done prior to O.C.
6.	Street Lighting	No	--	--
7.	Community Buildings	Yes	0%	--
8.	Treatment and disposal of sewage and salvage water	Yes	0%	Will be done prior to O.C.
9.	Solid Waste management & Disposal.	Yes	0%	Will be done prior to O.C.
10.	Water conservation, Rain Water Harvesting	Yes	0%	Will be done prior to O.C.
11.	Energy management	Yes	0%	Will be done prior to O.C.
12.	Fire protection and fire safety requirements	Yes	0%	Will be done prior to O.C.
13.	Electrical meter room, sub-station, receiving station,	Yes	0%	Will be done prior to O.C.

Yours faithfully,  
for, **10 FOLDS**  
Architects & Consultants.



*Anil H. Jagwani*  
**Ar. Anil H. Jagwani.**  
**Reg. No.CA/2001/27699.**

Agreed and accepted by

**M/s. Sai Uma Construction Pvt. Ltd.**