

**Snehal S. Shah**

**Licensed Surveyors & Engineers**

107-108, MATHARU ARCADE, PLOT NO - 32, PARANJAPE SCHEME,  
ABOVE AXIS BANK, SUBHASH ROAD, VILE PARLE - (EAST),  
MUMBAI - 400 057.

TELEPHONE : 2682 4993 / 6742 0501

E-MAIL : technoarchs@gmail.com

**TECH Arch**

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

**Date: 30.06.2024**

**To,**

M/s. Niketan Ventures Pvt. Ltd.  
Cine Star Theatre Compound,  
1<sup>st</sup> Floor, Trikamdas Road,  
Kandivali (W), Mumbai – 400087.

**Subject:** Certificate of Percentage of Completion of Construction work Residential Building proposed on plot bearing CTS Nos. 282/A, 282/A/1 to 4 & 282/B of Village Bandivali & CTS Nos. – 471/A, 471/A/1 to 6, 471/B, & 485/C to E of Village Oshiwara off S.V. Road, at Jogeshwari West, Mumbai by M/s. Niketan Ventures Pvt. Ltd.

Sir,

I, **Licensed Surveyor, Snehal Shah of TechoArch** have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction work of the building under reference having MahaRERA being developed by the M/s. Niketan Ventures Pvt. Ltd.

Based on Site Inspection, with respect to Layout/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 MahaRERA is as registered 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**  
01 Number of Building

<b>Sr.No</b>	<b>Task/Activity</b>	<b>Percentage of Work Done</b> (As of date of the Certificate)
(1)	(2)	(3)
1.	Excavation	0%
2.	Number of Basement(s)	N.A
3.	Number of Plinth	0%
4.	Number of Podium	N.A
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/Premises	0%
8.	Sanitary Fittings within the Flat/Premises.	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0%

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**TABLE-B**

**Common Area (Internal and External Development Works) in respect of the Phase/Project to be registered.**

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done (As on date of the Certified)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	PLANNED
2.	Water Supply	Yes	0%	PLANNED
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	PLANNED
4.	Storm Water Drains	Yes	0%	PLANNED
5.	Landscaping & Tree Planting	Yes	----	PLANNED
6.	Street Lighting	No	----	---NA---
7.	Community Buildings	No	----	---NA---
8.	Treatment and disposal of sewage and sullage water.	No	----	---NA---
9.	Solid Waste Management & Disposal	Yes	----	PLANNED
10.	Water Conservation & Rain Water Harvesting	Yes	0%	PLANNED
11.	Energy Management	No	----	---NA---
12.	Fire Protection and fire safety requirements	Yes	0%	PLANNED
13.	Electrical metre room, sub-station, receiving station.	Yes	0%	PLANNED
14.	Others (options to add more)	----	----	----

Yours Faithfully,

Snehal Shah  
S/611/LS

Agreed and Accepted by:

M/s. Niketan Ventures Pvt. Ltd  
Date: 30.06.2024