



JOSHI DESHAWARE
&
ASSOCIATES

ARCHITECTS • PLANNERS

Annexure A

FORM 1
(see regulation 3)

ARCHITECT'S CERTIFICATE

(To be submitted at the time registration of ongoing project and for withdrawal of money from Designed Account)

Date: 22.07.2024

To,
Gajra Ventures Pvt. Ltd.
Shop No. 8, Plot No. 8 & 9, sector 19D,
Opposite APMC Grain Market,
Phase II, Vashi Navi Mumbai – 400 705.

Subject: Certificate of percentage of completion of construction work of 02 buildings of the phase 01 known as "**BHOOMI CASTLE**", having MAHARERA registration Number **P51700054644** situated on the plot bearing C.T.S. NO. 102/1/A(pt), 102/1/B/1(pt) at Village Daighar, Thane demarcated by its boundaries 19.148047, 73.054853 to the North, 19.147692, 73.054606 to the South, 19.147561, 73.054740 to the East, 19.148159, 73.054595 to the West of Division Konkan village Daighar, Taluka Thane, District Thane, admeasuring 1062.03 sq.mts. area being developed by **Gajra Ventures Pvt. Ltd.**

Sir,

I/We **Joshi Deshaware & Associates** have undertaken assignment as architect of certifying Percentage of Completion of construction work of Building **MONARCH & Building HIGHNESS**, situated on the plot bearing C.T.S. NO. 102/1/A(pt), 102/1/B/1(pt), at Village Daighar, Thane having MAHARERA registration Number **P51700054644** being developed by **Gajra 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 per table A herein below. The percentage of work executed with respect to each of the activity of the entire phase is detailed in table B.





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TABLE A

Layout/ Building / Wing - MONARCH

Sr No. (1)	Task/ Activity (2)	Percentage of Actual Work Done (As on date of the certificate) (3)
1.	Excavation	0%
2.	Basement (if any)	-
3.	Podium	-
4.	Plinth	0%
5.	Ground/Stilt Floor	0%
6.	Slab of Super structure (15 nos slabs)	0%
7.	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flat/premises	0%
8.	Sanitary fitting with flat /premises	0%
9.	Staircases, lifts wells and lobbies at each Floor level Overhead and Underground Water tanks.	0%
10.	Enteral plumbing and enteral 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/CRZNOC. Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Wing. Compound Wall and all other requirement as may be required to complete project as per specifications in agreement of Sale. Any other activities.	0%





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TABLE A

Layout/ Building / Wing - HIGHNESS

Sr No. (1)	Task/ Activity (2)	Percentage of Actual Work Done (As on date of the certificate) (3)
1.	Excavation	100%
2.	Basement (if any)	-
3.	Podium	-
4.	Plinth	0%
5.	Ground Floor	0%
6.	Slab of Super structure (33 nos slabs)	0%
7.	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flat/premises	0%
8.	Sanitary fitting with flat /premises	0%
9.	Staircases, lifts wells and lobbies at each Floor level Overhead and Underground Water tanks.	0%
10.	Enteral plumbing and enteral 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/CRZNOC. Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Wing. Compound Wall and all other requirement as may be required to complete project as per specifications in agreement of Sale. Any other activities.	0%



P.T.O



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TABLE- B
Common Areas (Internal and External Development Works) in respect of the registered Phase/Project Number

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 and Footpaths	No	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP).	Yes	0%	
4.	Storm Water drains	Yes	0%	
5.	Landscaping and tree Planting	No	0%	
6.	Street Lighting	No	0%	
7.	Community Building	No	0%	
8.	Treatment and disposal of sewage and sullage Water.	Yes	0%	
9.	Solid Waste management and Disposal	Yes	0%	
10.	Water conservation / Rain water harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and fire safety requirement	Yes	0%	
13.	Electrical meter room, sub- station, receiving station	Yes	0%	
14.	Others	Yes	0%	

Yours Faithfully,

Ar. Rakesh J. Deshaware.
(License No.CA/ No/87/11149.)

Agreed and Accepted by



Signature of Promoter
Gajra Ventures Pvt. Ltd.