

AG**Consultants**

architects and planning consultants

Kshitij bldg., 4thfloor, sena bhuvan path, dadar (w), Mumbai- 28**FORM 1****ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Building/Wing wise)

Date: 05/10/24

To,
The Partners of
M/s. Mangalmurti developers
(Name & Address of Promoter),

Subject : Certificate of Percentage of Completion of Construction Work of Sai Aradhya Building [Maharera Reg. No. : P51900023477] situated on the Plot bearing C.N. No / CTS No. / Survey no. Final Plot No. 188 and 195 TPS-IV at G-North Ward demarcated by its boundaries (latitude and longitude of the end points) Ram Kruipa Building FP No. 187 to the North Vilas Awachat Building FP No. 196 to the South D. L. Vaidya Road to the East Shiv Sena Bhavan Path to the West of Division Konkan village Dadar District Mumbai PIN – 400028 admeasuring 590.30 sq.mts. area being developed by M/s. Mangalmurti Developers.

Sir,
I Ganesh Shenoy (AG CONSULTANTS) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Sai Aradhya Building (Maharera Reg. No. P51900023477) situated on the plot bearing C. N. No/ CTS No. Survey No. / Final Plot No. 188 and 195 TPS-IV at G-North Ward of Division Konkan village Dadar District Mumbai PIN – 400028 admeasuring 590.30 sq.mts. area being developed by M/s. Mangalmurti Developers

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) Mr. Ganesh P. Shenoy as Design Architect ;
- (ii) Mr. Ameet G. Pawar as Liasoning Architect ;
- (iii) Mr. Shriniwas Bhat as Structural Consultant ;
- (iv) M/s. Rajan and Company as MEP Consultant
- (v) Mr. Ganesh Sugandhrao Mhamunkar as Site Supervisor



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Based on Site Inspection, with respect to each of the Building / Wing of the aforesaid Real Estate Project, I certify that as on **30 September', 2024**, the Percentage of Work done for the building of the Real Estate Project as registered vide number P51900023477 under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Building and Overall Percentage of the work done with respect to the Building detailed in the Table B.

Table A

Sr.No	Tasks / Activity	Percentage
1	Excavation / Piling	100
2	Plinth	100
3	RCC-	100%
4	Masonry/ walls	100%
5	Internal Plaster	97%
6	External Plaster, elevation- In progress	100%
7	Flooring within Flats-	97%
8	Door and Windows to each of the Flats / Premises	68%
9	External plumbing down take lines, CP/ Sanitary Fitting within the Flats / Premises- Electrical Fitting within the Flats / Premises. (Dranaige completion certificate recived, fixtures at site will be fitted during possession)	90%
10	Bathroom Tiles- Wall and floor	88%





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11	Electrical switches and wiring inside the apartment	22%
12	Painting- external	70%
12a	Painting-Internal (final coat during possession rest complete)	90%
13	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts ,Overhead and Underground Water Tanks	90%

14	Completion of terraces with waterproofing of the Building	100%
15	Installation of lifts	50%
16	Fire Fighting Fittings and Equipment's as per CFO NOC (Fire NOC for ground , first and second floor already obtained)	60%
17	Electrical fittings to Common Areas, water pumps,electro - mechanical equipment's	NIL
18	Finishing of entrance lobby/s, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate	NIL



TABLE – B

Internal & External Development Works in Respect of the project

S. No.	Common Roads and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Side margin pavement	Yes	60%	NA
2	Water Supply	Yes	100%	NA
3	Sewerage (chamber, sewage lines), Storm Water Drains.	Yes	100%	NA
4	Landscaping & Tree Planting	Yes	NIL	NA
5	Common area Lighting	Yes	NIL	NA
6	Water conservation, Rain water harvesting	Yes	NIL	NA
7	Fire protection and fire safety requirements	Yes	NIL	NA
8	Electrical meter room, sub-station, receiving station	Yes	NIL	NA

Considering-

1. Occupation of ground and first floor and second floor already obtained.
2. Drainage completion applied for and water connection done.
3. Completion certificate of parking system.
4. One Lift permission obtained.
5. The bank -audit report as well as the valuation report has pegged the progress/ work completion to 88% overall.

Considering this and the physical completion one can say overall 90 to 94% work complete.

Yours Faithfully

Sd/-

GANESH SHEMOY

CA/97/21284

