



FORM 1

ARCHITECT'S CERTIFICATE

Date: 09-10-2024

To,

M/s. Woodstock Realties Pvt. Ltd,

7th Floor, Plot No C-6/E-Block,

NCL Building, Bkc Road,

Near City Park, Bandra East,

Mumbai, Mumbai Suburban,

Maharashtra – 400051.

Subject: Certificate of Percentage of Completion of Construction Work for Proposed Redevelopment of Residential building on plot bearing CTS.no. 624/2 of village Bandra-G, at junction of Existing 18.30 mt. Wide Main Avenue Road and 12.20 mt. wide 16th Road, Santacruz (West), Mumbai in H/W Ward Mumbai admeasuring 1469.90 Sq.mt. area being developed by M/s. Woodstock Realties Pvt. Ltd.

Sir,

I, Shri. Ankit U. Jain have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work for on plot bearing C.T.S. No. 624/2 of Village, Bandra-G, at junction of Existing 18.30mt. Wide Main Avenue Road and 12.20 mt. Wide 16th Road, Santacruz (West), Mumbai- 400054 in H/W Ward Mumbai admeasuring 1469.90 Sq.mt. area being developed by M/s. Woodstock Realties Pvt. Ltd.

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

(i) Shri. Ankit U Jain of M/s. AR Design Studio as Architect

(ii) Shri. Nikhil Suresh Shanghvi as Structural Consultant

(iii) Shri. Namit Vilas Churi as Site Supervisor

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 P51800053552 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.

2127 & 2128, Eaze Zone Mall, Goregoan Mulund link Road, Sunder Nagar, Malad West.

ardesignstudio2017@gmail.com | work@ardesignstudio.co.in

<https://ardesignstudio.co.in/>

+912240169458 / +917738723684 / 85

Table A

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

Sr. No.	Tasks / Activity	Percentage of Work (As on 30/09/2024)
1	Excavation	100%
2	Number of Basement(s) and Plinth	100%
3	Number of Podiums	100%
4	Plinth	100%
5	Stilt Floor	100%
6	Number of Slabs of Super Structure (RCC Work upto 5 th Slab completed on site)	28%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	00%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	31.50%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	00%
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	00%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common Area & Facilities, Amenities	Proposed	Percentage of completion (As on 30/09/2024)	Details
1.	Internal Road & Footpaths	No	00%	-
2.	Water Supply	Yes	00%	Will be completed as per consultant Remarks
3.	Sewerage Chamber Lines, Septic Tank, STP	Yes	00%	Septic Tank & STP not provided
4.	Storm water Drains	Yes	00%	Will be completed as per consultant Remarks
5.	Landscape & Tree Planting	Yes	00%	Will be completed as per Tree NOC
6.	Street Lighting	No	00%	-
7.	Community Building	No	00%	-
8.	Treatment and Disposal of Sewerage & Sullage Water	No	00%	-
9.	Solid Waste Management & Disposal	Yes	00%	Will be completed as per Vermiculture Remarks
10.	Water conservation & Rain water Harvesting	Yes	00%	Will be completed as per consultant Remarks
11.	Energy Management	No	00%	-
12.	Fire Protection & Fire Safety Requirement	Yes	00%	Will be completed as per fire consultant Remarks
13.	Electric Meter room, substation, Receiving Station	Yes	00%	Sub-Station & Receiving Station not provided
14	Others (Option to Add more)	NO	00%	-

Yours Faithfully,

Agreed and Accepted by

**Shri. Ankit U. Jain of M/s. AR Design Studio.
Lic. No. CA/2014/64556**

**Signature of Promoter
Name: M/s. Woodstock Realities Pvt. Ltd**