

TEL. : 2891 4386  
: 2891 2785

8, GROUND FLR, SUCHITA ENCLAVE,  
MAHARASHTRA NAGAR ROAD,  
OFF L. T. ROAD, BORIVLI (WEST),  
M U M B A I - 4 0 0 0 9 2 .  
CA/302



**CHOGLE &  
ASSOCIATES**  
ARCHITECTS  
13.07.2024

**Annexure A**  
**FORM 1**  
**( see Regulation 3 )**  
**ARCHITECT'S CERTIFICATE**  
**(To be submitted at the time of Registration of Ongoing Project and for  
withdrawal of Money from Designated Account- Building/ Wing rise)**

To,  
Mr. Anand Modi,  
M/s. Modispaces Real Estate Pvt. Ltd.  
57, PremSagar, Swastik CHSL,  
J.V.P.D., Mumbai – 400056.

Subject :- Certificate of percentage of Completion of Construction Work of  
**'MODISPACES NILE'** MAHARERA Registration Number \_\_\_--\_\_\_  
being Developed by Mr. Anand Modi of M/s. Modispaces Real Estate Pvt.  
Ltd.

Sir,

I, Miss. Vinita N. Chogle of Chogle & Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **'MODISPACES NILE'** Residential Building, situated on sub plot No. 5 of Old FP No.624, (5/624) and New FP No. 620B of TPS Borivali III, taluka Borivali, District Mumbai Suburban, PIN - 400092 having MAHARERA Registration No. \_\_\_-\_\_\_ (Only Applicable after project Registration), being developed by Mr. Anand Modi of M/s. Modispaces Real Estate Pvt. Ltd.

Based on Site Inspection, with respect to each of the Building/Wings 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 /Wings of the Real Estate Project under MAHARERA is as registered vide number \_\_\_-\_\_\_ 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/Wings and Overall Percentage of work done with respect to each Building is detailed in the Table A.

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**TABLE A**

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

<b>Sr. No.</b>	<b>Tasks/ Activity</b>	<b>Percentage of work done till date</b>
1.	Excavation	0%
2.	Basement ( if any)	N.A.
3.	Podiums ( if any)	N.A.
4.	Plinth ( Part plinth beam only)	0%
5.	Stilt Floor	0%
6.	10 Nos. of Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/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.	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 and all other requirements as may be required to obtain Occupation/completion Certificate	0%
12.	Overall Percentage of Completion of the work done For the entire Building/ Wing.	0%

**TABLE - B**

**Common Areas (Internal and External Development Works) in respect of the Registered Phase / Project Number**

<b>Sr. No.</b>	<b>Common Areas and Facilities</b>	<b>Proposed (Yes / No)</b>	<b>Percentage of Work Done till date</b>	<b>Details.</b>
1.	Internal Roads & Footpaths	No	-	-
2.	Water Supply	Yes	0%	Work yet to start.
3.	Sewerage (Chamber, lines, Septic Tank, SIP).	Yes	0%	Work yet to start.

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4.	Storm Water Drains	Yes	0%	Work yet to start.
5.	Landscaping & Tree Planting	Yes	0%	Work yet to start.
6.	Street Lighting	No	-	-
7.	Community Buildings	No	-	-
8.	Treatment and disposal of sewage and sullage water.	No	-	-
9.	Solid Waste management & Disposal	Yes	0%	Work yet to start.
10.	Water conservation / Rain water harvesting	Yes	0%	Work yet to start.
11.	Energy management	No	-	-
12.	Fire protection and Fire safety requirements	Yes	0%	Work yet to start.
13.	Electrical meter room, sub-station receiving	Yes	0%	Work yet to start.
14.	Others (IF ANY)	No	-	-

Yours Faithfully  
**CHOGLE & ASSOCIATES**

**VINITA NANDAKUMAR CHOGLE**  
**Architect**  
(Lic No. CA/96/19596)

Agreed and accepted by:

Signature of Promoter  
Name: Mr. Anand Modi.