

AN.ARCH
Architect & Planner
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector - 11,
CBD Belapur, Navi Mumbai - 400 614
Tel. : +91 - 22-27562410 / 11
Email : anarch.architect@gmail.com

Form 1
ARCHITECT'S CERTIFICATE

Date: 22/07/2024

To,
M/s. Metro Satyam Developers
Office No. 1204 to 1206, 12th Floor,
Maithili Signet, Plot No.39/4, Sector- 30A,
Vashi, Navi Mumbai-400705

Subject: Certificate of Percentage of Completion of Construction work of **REGENTS PARK KHARGHAR** (Project Name) having MahaRERA Registration Number **P52000031227** being developed by **M/s. Metro Satyam Developers**

Sir,

I Ar. Neha Jain, have undertaken assignment as Architect / Licensed of certifying Percentage of Completion of Construction Work of **REGENTS PARK KHARGHAR** Consisting of Commercial (Ground + 1st Floor), Wing-A&B building to constructed on the land bearing Survey No.13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8 at Village - Rohinjan, Taluka- Panvel, District - Raigad (Plot Area = 7949.00 sq.mt) With reference of **Panvel Municipal Corporation Amended Commencement Certificate No. PMC / TP / Rohinjan / 13/1 & others / 21 - 24 / 16026 / 387 / 2024 Date- 16/02/2024 & 2nd Amended commencement Certificate No. PMC / TO / Rohinjan / 13/1 & others / 21-24 / 16026 / 1213 / 2024 Date- 10/04/2024** having MahaRERA Registration Number **P52000031227** being developed by **M/s. Metro Satyam Developers**.

Based on the Site Inspection with respect to Layout / each of the Building / wing and on basis of Site Supervisor Report, MEP Consultant and Structural Engineer Report 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 per table A herein below.

TABLE-A
Wing Number - A

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate)(3)
1	Excavation	100%
2	Basements (if any)	0%
3	4 number Podiums	20%
4	Plinth	100%
5	Stilt Floor(P.C.C.& Column)	100%
6	34 number of Slabs of Structure Out of which 30 slabs are completed	88%
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, completions of terraces with waterproofing of the Building Wing.	0%
11	Installations 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 complete project as per specifications in agreements of sale. Any other activities.	0%

TABLE-A
Wing Number - B

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate)(3)
1	Excavation	100%
2	Basements (if any)	0%
3	Podiums (if any)	20%
4	Plinth	100%
5	Stilt Floor(P.C.C.& Column)	100%
6	35 number of Slabs of Structure Out of which 31 slabs are completed	89%
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, completions of terraces with waterproofing of the Building Wing.	0%
11	Installations 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 complete project as per specifications in agreements of sale. Any other activities.	0%



**TABLE-A
Commercial**

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	45%
2	Basements (if any)	0%
3	Podiums (if any)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	2 number of Slabs of 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, completions of terraces with waterproofing of the Building Wing.	0%
11	Installations 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 complete project as per specifications in agreements of sale. Any other activities.	0%

TABLE - B

Common Areas (Internal and External Developments 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 & 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 & Tree Planting	YES	0%	-
6	Street Lighting	NO	0%	-
7	Community Buildings - i.e. Indoor Games, Fitness Center	YES	0%	-
8	Treatment and disposal of sewage and sullage water	NO	0%	-
9	Solid Waste management & Disposal	NO	0%	-
10	Water conservation, Rain Water harvesting	YES	0%	-



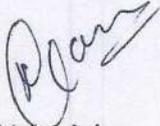
	harvesting			
11	Energy management	NO	0%	-
12	Fire protection and fire safety Requirements	YES	0%	-
13	Electrical meter room, sub-station, receiving station	YES	0%	-
14	Others (Option to Add more)	-	-	

NOTE:

1. The said certificate is issued based on the Earthquake stability certificate issued by the Authorized Registered Structural engineer.
2. Based on Authorized MEP Consultant Report of S. W. Drainage system, Water Supply (O.H. & U.G. Tank), Rain Water Harvesting, Sewerage Treatment Plant for sewerage, the completion details given.
3. The certificate is issued based on the site inspection and as per the approved plan. In regard to the quality of the material used and as to the stability of the building the Architect shall not be held liable or responsible as the same does not fall under the ambit of Architect scope of work.

* Completion of construction work up to 30/06/2024.

Yours Faithfully




Ar. Neha Jain
License No. (COA/2008/43603)

Agreed and Accepted by:

For Metro Satyam Developers



Partners

Signature of Promoter

Name:

Date: 22-07-2024