

Annexure A

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project & for Withdrawal of Money from Designated Account)

Date 12/01/2023

To,
The Toke And Dhake Associates.

Subject: Certificate of Percentage of Completion of Construction Work of "Varad Heights" having MahaRERA Registration Number P49900031133 being Developed by Toke And Dhake Associates.

Sir,

I have undertaken assignment as Architect of Certifying Percentage of Completion of Construction Work of Varad Heights having MahaRERA Registration Number P49900031133 being Developed by Toke And Dhake Associates.

Based on the Site Inspection, with respect to the Layout / each Building/Wing of the ~~above~~ Real Estate Project, I certify that as on 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 given below. The percentage of work executed with respect to each of the activity of entire ~~Project~~ is detailed in Table-B.

TABLE-A

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100
2.	Basements (if any)	100
3.	Podiums (if any)	0
4.	Plinth	100
5.	Stilt Floor	100
6.	Slab of Super Structure	100

7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	65
8.	Sanitary Fittings within Flats / Premises	0
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	70
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	70
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 to Agreement of Sale, Any other Activity	0

TABLE-B

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

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	0	
2.	Water Supply	Yes	0	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	50	
4.	Storm Water Drains	Yes	20	
5.	Landscaping & Tree Planting	No	0	
6.	Street Lighting	No	0	
7.	Community Buildings	No	0	
8.	Treatment & Disposal of Sewage and Sullage Water	No	0	
9.	Solid Waste Management & Disposal	No	0	
10.	Water Conservation / Rain Water Harvesting	Yes	0	
11.	Energy Management	No	0	
12.	Fire Protection & Fire Safety requirements	No		
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	25	
14.	Others (Option to Add more)	No		

Yours Faithfully,

ARCHITECTS
GIRISH TALELE & ASSOCIATES

GIRISH V. TALELE

11, Ramdas Colony, Behind Pravin Shoppy,

M.J. College to Collector Bungalow Road,

License Number JALGAON 425 002 @ : 0257-2238745

Reg.No. CA/93/10196

Agreed & Accepted by:



Jayesh Sudhakar Toke

Signature of Promoter

Name: TOKE AND DHAKE ASSOCIATES

Date: 13/01/2023