LODHI SAJJAD ARCHITECT

FORM 1
[seeRegulation 3I
ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

DATE : 31/12/2023

To
Patel Developer (Name &Address of Promoter),

Subject: Certificate of Percentage of Completion of Construction Work of **PATEL PALMS** having MahaRERA Registration Number **P51500008294** (only Applicable after Project Registration) being developed by [Promoter Name] Abdul Sami Patel partner of Patel Developers

Sir,

I/ We Sajjad A.K Lodhi have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of having MahaRERA Registration Number **P51500008294** (Only Applicable after project Registration. being developed by [Promoters Name]

Based on Site inspection with respect to Layout / each 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. Percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B
As per engineer's certificate.

SAJJAD A.K. LODHI
CA/05/37094

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TABLE-A

Wing 'A' of B Type Row Houses (A1-A8)
Patel Palms Project

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100%
2.	Basement's (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	100%
8	Sanitary Fittings within the Flat/Premises	100%
9	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100%
11	Installation of Lifts. water pumps, Fire Fitting 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 agreement of Sale. Any other activities.	100%

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TABLE-A

Wing 'A' of B Type Row Houses (A09-A13)
Patel Palms Project

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	0%
2.	Basement's (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, I) 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 Fitting 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 agreement of Sale. Any other activities.	0%

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TABLE-A

'B' Wing of 2BHK Apartment
Patel Palms Project

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100%
2.	Basement's (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	100%
8	Sanitary Fittings within the Flat/Premises	100%
9	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100%
11	Installation of Lifts. water pumps, Fire Fitting 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 agreement of Sale. Any other activities.	100%

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TABLE-A

'C' Wing of 2BHK Apartment
Patel Palms Project

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	NIL
2.	Basement's (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	NIL
5.	Stilt Floor	NIL
6.	Slabs of Super Structure	NIL
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	NIL
8	Sanitary Fittings within the Flat/Premises	NIL
9	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	NIL
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	NIL
11	Installation of Lifts. water pumps, Fire Fitting 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 agreement of Sale. Any other activities.	NIL

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TABLE-B

Common Areas (Internal and External Development 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	YES	80%	
2.	Water Supply	YES	80%	
3.	Sewerage (Chamber, lines, Septic Tank, STP).	YES	80%	
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8	Treatment and disposal of sewage and sullage water.	NO		
9	Solid Waste management & Disposal	NO		
10	Water conservation / Rain water harvesting	YES	100%	
11	Energy management.	NO		
12	fire protection and lire Safety requirements	NO		
13	Electrical meter room, sub-station, receiving station.	NO		
14	Others (Option to Add more)			

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No. .....)

SAJJAD A.K. LODHI
CA/05/37094

Agreed and Accepted by:

Signature of Promoter

Name: Abdul Sami

PATEL DEVELOPERS
PATEL PALMS
AURANGABAD