AVINASH PAWAR
Architects & Govt. Approved Valuers
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FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 25/07/2021

To,

AVENUEGOLD LANDMARKS LLP

OFFICE NO.4/5, 2 nd Floor, PLOT NO. G-8,
TOWN CENTER, CIDCO,
AURANGABAD- 431001

Subject: Certificate of Cost Incurred for Development of Esmeralde Building for Construction of the Project SAI PARADISE PROJECT A [P51500018843] situated on, Gut No. 31, Plot No 1 & 2, Itkheda, Aurangabad demarcated by its boundaries (latitude and longitude of the end points), by its boundaries.

To the North – Sai Paradise Project B

To the South – Gut No 31 Remaining Land And Gut No 33

To the East – Gut No 30 Remaining Land

To the West – Gut No-32 & Road

Gut No. 31, Plot No 1 & 2, Itkheda, Aurangabad, admeasuring 1222.95 Sq.mts for SAI PARADISE PROJECT A Building is being developed by Promoter AVENUEGOLD LANDMARKS LLP

Sir,

I Avinash B Pawar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the of the Project comprising Building, of the Project **"Sai Paradies Project A"** , situated on the, **Gut No. 31, Plot No 1 & 2, Itkheda, Aurangabad, admeasuring 1222.95 Sq.mts for SAI PARADISE PROJECT A Building is being developed by Promoter AVENUEGOLD LANDMARKS LLP**

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

(i) Avinash B Pawar as Architect;

(ii) Prasad Aphale as Structural Consultant

(iii) Shriram Jalinder Ghuge as Site supervisor

Based on Site Inspection, with respect to each of Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for comprising Building of the Real Estate Project – **"Sai Paradies Project A"** Building as registered vide number **P51500018843** 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.

Table A

"Sai Paradies Project A" (Building Name) (Flats No 1 to 42)

S. No.	Tasks / Activity	Percentage of Work
1	Excavation	100%
2	1 Number of Basement(s) and Plinth	100%
3	Number of Podiums	0%
4	Stilt Floor	100%
5	number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats / Premises, Doors and Windows to each of the Flat / Premise	70%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings with the Flat / Premises	30%
8	Staircases, Lift Wells and Lobbies at each Floor Level connecting Staircases and Lifts, Overhead and Under-ground Water Tanks	50%
9	The external plumbing and external plaster, elevation completion of terraces with water-proofing of the Building / Wing	40%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments 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 area appurtenant to Building / Wing, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate	0%
11	Overall Percentage of Completion of the work done for the entire Building / Wing	65.00%

TABLE-B

Internal & External Development Works in Respect of the entire Registered

Sai Paradies Project A

Common Areas and Facilities, Amenities	Proposed	Percentage of	Details
Internal Roads and Footpath	Yes	60%	
Water Supply	Yes	60%	One Common Borewell
Sewerage (Chamber, Line, Septic, Tank, STP)	Yes	80%	
Storm Water Drains	NO	0%	
Landscaping & Tree Planting	Yes	0%	
Street Lighting	Yes	40%	
Community Buildings	NO	0%	
Treatment and Disposal of Sewage and Sullage Water	NO	0%	
Solid Waste Management and Disposal	NO	0%	
Water Conversation, Rain Water Harvesting	Yes	0%	
Energy Management		0%	
Fire Protection and Fire Safety Requirements	Yes	0%	
Electrical Meter Room, Sub-station, Receiving Station	Yes	65%	
Aggregate Area of Recreational Open Space	NO	0%	
Covered Parking	Yes	80%	

Yours Faithfully

AVINASH B. PAWAR

B.Arch. F.I.V.,A.I.I.A.

Architect & Approved Valuers

(Reg. No. CA / 99 / 25088)