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)

Date – 19/04/2023

To,
M/s Divine Builders & Developers,
Happy Homes,
Gut No. 268p, Mitmita, Aurangabad.

Subject: Certificate of percentage of completion of construction work of **Happy Homes** having MahaRERA Registration Number _____ being developed by **M/s Divine Builders & Developers.**

Sir,

I **Sajjad A. K. Lodhi** have undertaken assignment as architect of certifying percentage of Completion of construction work of **Happy Homes** having MahaRERA Registration Number _____ being developed by **M/s Divine Builders & Developers.**

Based on site inspection with respect to layout/ each of the Building/ Wing 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 /row house of the Real State Project under MahaRERA 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 the table B.

SAJJAD A.K. LODHI
CA/05/37094

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TABLE – A

Row House / Building (S) bearing Number **Row House No. A-01 to A-06** or called

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)	Nil
3	Podiums (if Any)	Nil
4	Plinth	100%
5	Stilt floor	Nil
6	Slab of Super Structure	50%
7	Internal walls ,Internal Plaster, Floorings ,Doors and Windows Within the Flat /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	50%
10	External plumbing's and External plaster, elevation, completion of terraces with waterproofing of the building / Wing.	Nil
11	Installation of lift , water ponds , Fire Fighting And equipments as per CFO NOC , Electrical fittings , mechanical equipments, compliance to conditions of environment/ CRZ NOC , Finishing to entrance lobbies/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 – A

Row House / Building (S) bearing Number **Row House No. A-07 to A-12** or called

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)	Nil
3	Podiums (if Any)	Nil
4	Plinth	100%
5	Stilt floor	Nil
6	Slab of Super Structure	10%
7	Internal walls ,Internal Plaster, Floorings ,Doors and Windows Within the Flat /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	5%
10	External plumbing's and External plaster, elevation, completion of terraces with waterproofing of the building / Wing.	Nil
11	Installation of lift , water ponds , Fire Fighting And equipments as per CFO NOC , Electrical fittings , mechanical equipments, compliance to conditions of environment/ CRZ NOC , Finishing to entrance lobbies/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 – A

Row House / Building (S) bearing Number **Row House No. A-13 to A-18** or called

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)	Nil
3	Podiums (if Any)	Nil
4	Plinth	75%
5	Stilt floor	Nil
6	Slab of Super Structure	00%
7	Internal walls ,Internal Plaster, Floorings ,Doors and Windows Within the Flat /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	00%
10	External plumbing's and External plaster, elevation, completion of terraces with waterproofing of the building / Wing.	Nil
11	Installation of lift , water ponds , Fire Fighting And equipments as per CFO NOC , Electrical fittings , mechanical equipments, compliance to conditions of environment/ CRZ NOC , Finishing to entrance lobbies/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 – A

Row House / Building (S) bearing Number **Row House No. A-19 to A-24** or called

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)	Nil
3	Podiums (if Any)	Nil
4	Plinth	10%
5	Stilt floor	Nil
6	Slab of Super Structure	00%
7	Internal walls ,Internal Plaster, Floorings ,Doors and Windows Within the Flat /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	00%
10	External plumbing's and External plaster, elevation, completion of terraces with waterproofing of the building / Wing.	Nil
11	Installation of lift , water ponds , Fire Fighting And equipments as per CFO NOC , Electrical fittings , mechanical equipments, compliance to conditions of environment/ CRZ NOC , Finishing to entrance lobbies/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 – A

Row House / Building (S) bearing Number or named **Happy Apartment**

Sr. No. (1)	Tasks/ Activity (2)	Percentage of Actual work Done (As on date of the certificate) (3)
1.	Excavation	0%
2	Basements (if Any)	Nil
3	Podiums (if Any)	Nil
4	Plinth	0%
5	Stilt floor	Nil
6	Slab of Super Structure	0%
7	Internal walls ,Internal Plaster, Floorings ,Doors and Windows Within the Flat /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	0%
10	External plumbing's and External plaster, elevation, completion of terraces with waterproofing of the building / Wing.	Nil
11	Installation of lift , water ponds , Fire Fighting And equipments as per CFO NOC , Electrical fittings , mechanical equipments, compliance to conditions of environment/ CRZ NOC , Finishing to entrance lobbies/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	0%	Hot mix road and no footpath
2	Water Supply	Yes	0%	Municipal Council & Common Bore Well.
3	Sewage (Chamber ,Lines ,Septic tank etc)	Yes	0%	One septic tank for all units.
4	Storm Water Drains	No	0%	NA
5	Landscaping & Trees Planting	No	0%	As per municipal council Guidelines.
6	Street Lighting	Yes	0%	On electric / solar supply.
7	Community Building	No	0%	As per municipal council permission
8	Treatment and Disposal of sewage and sullage water.	Yes	0%	To be connected to M. C. Gutters
9	Solid Waste management & Disposal	No	0%	NA
10	Water conservation /Rain Water Harvesting	Yes	0%	Low flow fixtures & RWH pits.
11	Energy management	Yes	0%	LED at Common Places
12	Fire protection and fire safety requirements	No	0%	NA
13	Electrical meter room, sub –station, receiving station.	Yes	0%	As per MSEDCL requirements
14	Others - CCTV, Main Gate & compound wall	Yes	0%	As specified in agreement
15	Overall completions of the project.		5%	

SAJJAD A.K. LODHI
CA/05/37094

Yours Faithfully,

Signature

SAJJAD A. K. LODHI

SAJJAD A.K. LODHI
CA/05/37094

License No: - CA/05/37094

Agreed and Accepted by:

DIVINE BUILDERS AND DEVELOPERS

PROPRIETOR
MRS. GAYATRI ASHOK MULEY

M/s Divine Builders & Developers

Date: 19/04/2023

Place: - AURANGABAD