PRAMOD V. PATIL
& ASSOCIATES
ENGINEER & VALUER
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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: 31-12-2024

To,
Ritesh Virendra Mishra
Partner – Assets Reality
L-002, Sanghavi Estate, New RTO Road,
Kalyan West . Dist. Thane Maharashtra 421301
(Name & Address of Promoter)

Subject: Certificate of Percentage of Completion of Construction Work of <Project Name> having MahaRERA Registration Number **P51700008568** (only applicable after project registration) being developed by <Promoter's Name>

Sir,

I/We Pramod Patil & Associates have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work <Project Name: The Chalets Avenue> having MahaRERA Registration Number **P51700008568** (only applicable after project registration) being developed by <Assets Reality – Partner - Ritesh Virendra Mishra>.
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/Wing of the Real Estate 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 Table B.

Table A
Layout/Building/Wing Number A
(to be prepared separately for each Layout /Building /Wing of the Project)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100%
2	Basements (if any)	No
3	Podiums (if any)	No
4	Plinth	100%

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Plot No. 194, Shop No.2, Om Sai Nandanwan C.H.S., Near Shivsena Shakha, Shiv Ganga Nagar, Ambernath (E)
Shop no 5 & 6, Navjeevan CHS Ltd., Behind Siddhanath Apla Bazar, Mhada Colony, Badlapur (E)

5	Stilt Floor	100%
6	Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	90%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
11	Installation 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 agreement of sale. Any other activities	90%

TABLE-B

Common Areas (Internal & External Development Works) in Respect of the Registered Phase/project number P51700008568

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	90%	
2.	Water Supply	Yes	100%	2 bores connected with Rainwater harvesting
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	100%	
5.	Landscaping & Tree Planting	Yes	90%	
6.	Street Lighting	Yes	90%	
7.	Community Buildings	No		
8.	Treatment and disposal of sewage and sullage water	No		
9.	Solid Waste management & Disposal	No		

PRAMOD V. PATIL & ASSOCIATES Ambernath

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
10.	Water conservation/ Rain water harvesting	Yes	100%	2 bores connected with Rainwater harvesting
11.	Energy management	No		
12.	Fire protection and fire safety requirements	Yes	70%	
13.	Electrical meter room, sub-station receiving station	Yes	100%	
14.	Others (option to add more)			

PRAMOD V. PATIL & ASSOCIATES

Signature & Name (PRAMOD PATIL & ASSOCIATES) of L.S./Architect

License No. K.B.M.C/57

Agreed and Accepted by:

Signature of Promoter

Name: Ritesh Virendra Mishra

Partner – Assets Reality

Date: 31/12/2024