

Date : 31/12/2024

FORM 1  
ARCHITECT CERTIFICATE

To,  
Mr. Avinash Ramesh Sonawane & Others.  
Address :- 15/1, Ground Floor, Pawar Group Office,  
Sonivali Gaon, Opp. H. P. Petrol Pump,  
Badlapur (West) 421503.

Subject : Certificate of Percentage of Completion Work of "Seventh Avenue" No. of Building Three/ Bldg. No. 1, 2 & 3 of the Phase -I of the Project having MahaRera Registration Number P51700055291 being developed by M/s. Pawar Group .

Ref: Approval Building Plan As per UDCPR Plan No.  
K.B.M.C./NRV/B.P./ 321-166 Dated- 10/02/2023.

Sir,

We M/s Isotect Engineers & Consultants Through Er. **Rahul P. Zunjarrao** (Engineer) have undertaken assignment as Licence Engineer of certify Percentage of Completion of Construction Work of "Seventh Avenue" No. of Building Three/ Bldg. No. 1, 2 & 3C of the Phase- I situated on the plot bearing Gut No.15, H. No.1, At Village- Sonivali, Taluka - Ambernath, District - Thane, PIN - 421503 having MahaRera Registration Number P51700055291 admeasuring Total Plot area(Plot-A) = 12350.00 Sq. Mtrs., building plan as per UDCPR Clouse No. 7.7 (EWS & LIG Policy) = 12350.00 Sq. Mtrs. Total proposed Built up area of Bldg. No. 1, 2 & 3 = 10323.66 Sq. Mtrs. being developed by M/s. Pawar Group.



Add : A/203, Gopal Nagar Complex,  
Karjat Road, Badlapur (E) 421503.

Call : 8805418474 | 9323826553  
Email : isotectenc2918@gmail.com

**Table B**  
**Internal & External Development Works in Respect of the entire Registered**  
**Phase**  
**Phase - I "Seventh Avenue" Bldg.No.1, 2 & 3 (Stilt+7<sup>th</sup> Floor)**

| Sr. No. | Common Areas and Facilities, Amenities                | Proposed (Yes/No) | Percentage of work done | Details                                         |
|---------|-------------------------------------------------------|-------------------|-------------------------|-------------------------------------------------|
| 1       | Internal Roads & Footpaths                            | Yes               | -                       | 9.0 M/W Internal Road                           |
| 2       | Water Supply                                          | Yes               | 0%                      | M.J.P will provided water connection after O.C. |
| 3       | Sewerage (chamber, Lines, Septic Tank, STP)           | Yes               | 0%                      | Septic Tank work                                |
| 4       | Storm Water Drains                                    | Yes               | 0%                      | Storm Water Drains Work                         |
| 5       | Landscaping & Tree Planting                           | Yes               | 0%                      | Tree Planting Work                              |
| 6       | Street Lighting                                       | No                | -                       | -                                               |
| 7       | Community Buildings                                   | No                | -                       | -                                               |
| 8       | Treatment and disposal of sewage and Sullage Water    | No                | -                       | -                                               |
| 9       | Solid Waste Management and Disposal                   | No                | -                       | -                                               |
| 10      | Water Conservation, Rain Water harvesting             | Yes               | 0%                      | Rain Water harvesting Work                      |
| 11      | Energy management                                     | No                | -                       | -                                               |
| 12      | Fire Protection and Fire safety requirements          | No                | -                       | -                                               |
| 13      | Electrical Meter Room, Sub Station, Receiving station | Yes               | 0%                      | Meter Space provided work                       |
| 14      | Open Parking                                          | Yes               | 0%                      | As per Plan Work                                |

Yours Faithfully,



Signature of Promoter



**Isotect Engineers & Consultants**

License No. **State/R/2022/APL/04355**

**BADLAPUR (E).**

Name : **DAYANAND. G. PAWAR.**

Date :

Add : A/203, Gopal Nagar Complex,  
Karjat Road, Badlapur (E) 421503.

Call : 8805418474 | 9323826553  
Email : isotectenc2918@gmail.com

**Table A**  
**Phase - I "Seventh Avenue" Bldg.No. 2 & 3 (Stilt+7<sup>th</sup> Floor)**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                   | Percentage of work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                      |                         |
| 2       | <b>Two</b> Number of Plinth work                                                                                                                                                                                                                                                                                                                | 0%                      |
| 3       | <b>Zero</b> Number of Podiums                                                                                                                                                                                                                                                                                                                   | 0%                      |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                     | --                      |
| 5       | <b>Eighth</b> Number of Slabs of Super Structure (Partly Stilt + 7 = 8 Slabs)                                                                                                                                                                                                                                                                   | 0%                      |
| 6       | Internal Walls & External Walls                                                                                                                                                                                                                                                                                                                 | 0%                      |
|         | Internal Plaster                                                                                                                                                                                                                                                                                                                                |                         |
|         | Floorings within flats                                                                                                                                                                                                                                                                                                                          |                         |
|         | Doors and windows to each of the Flat                                                                                                                                                                                                                                                                                                           |                         |
| 7       | Sanitary Fittings within the Flat & Electrical Fittings within the Flat work                                                                                                                                                                                                                                                                    | 0%                      |
| 8       | Staircases, Lifts Well and lobbies at each Floor level connecting upto Staircases & Lifts Well                                                                                                                                                                                                                                                  | 0%                      |
|         | Overhead Water Tanks and Underground Water Tanks work                                                                                                                                                                                                                                                                                           |                         |
| 9       | The External plumbing work                                                                                                                                                                                                                                                                                                                      | 0%                      |
|         | External plaster and elevation work                                                                                                                                                                                                                                                                                                             |                         |
|         | completion of Terraces with waterproofing of the Building/Wing work                                                                                                                                                                                                                                                                             |                         |
| 10      | Installation of lifts, water pumps, fire fighting fittings and equipment as per CFO NOC, Electrical fittings to Common Areas, Finishing to entrance lobby/s & plinth protection & paving of areas appurtenant to building/wing work & compound wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate. | 0%                      |



Add : A/203, Gopal Nagar Complex,  
Karjat Road, Badlapur (E) 421503.

Call : 8805418474 | 9323826553  
Email : isotectenc2918@gmail.com

Based on Site Inspection, with respect to 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 as registered vide number **P51700055291** 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**  
**Phase - I "Seventh Avenue" Bldg.No.1 (Stilt+7<sup>th</sup> Floor)**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                   | Percentage of work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                      | 100%                    |
| 2       | <b>One</b> Number of Plinth work has been completed                                                                                                                                                                                                                                                                                             | 100%                    |
| 3       | <b>Zero</b> Number of Podiums                                                                                                                                                                                                                                                                                                                   | --                      |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                     | 0%                      |
| 5       | <b>Eighth</b> Number of Slabs of Super Structure (Partly Stilt + 7 = 8 Slabs) 5 <sup>th</sup> slab work has been completed                                                                                                                                                                                                                      | 0%                      |
| 6       | Internal Walls & External Walls                                                                                                                                                                                                                                                                                                                 | 0%                      |
|         | Internal Plaster                                                                                                                                                                                                                                                                                                                                |                         |
|         | Floorings within flats                                                                                                                                                                                                                                                                                                                          |                         |
|         | Doors and windows to each of the Flat                                                                                                                                                                                                                                                                                                           |                         |
| 7       | Sanitary Fittings within the Flat & Electrical Fittings within the Flat work                                                                                                                                                                                                                                                                    | 0%                      |
| 8       | Staircases, Lifts Well and lobbies at each Floor level connecting upto Staircases & Lifts Well                                                                                                                                                                                                                                                  | 0%                      |
|         | Overhead Water Tanks and Underground Water Tanks work                                                                                                                                                                                                                                                                                           |                         |
| 9       | The External plumbing work                                                                                                                                                                                                                                                                                                                      | 0%                      |
|         | External plaster and elevation work                                                                                                                                                                                                                                                                                                             |                         |
|         | completion of Terraces with waterproofing of the Building/Wing work                                                                                                                                                                                                                                                                             |                         |
| 10      | Installation of lifts, water pumps, fire fighting fittings and equipment as per CFO NOC, Electrical fittings to Common Areas, Finishing to entrance lobby/s & plinth protection & paving of areas appurtenant to building/wing work & compound wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate. | 0%                      |



Add : A/203, Gopal Nagar Complex,  
Karjat Road, Badlapur (E) 421503.

Call : 8805418474 | 9323826553  
Email : isotectenc2918@gmail.com