ISOTECT
Engineers & Consultants
• ENGINEER • PLANNER • DESIGNER • VALUER

Date : 31/03/2025

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.**

ISOTECT ENGINEERS & CONSULTANTS

Add : A/203, Gopal Nagar Complex,
Karjat Road, Badlapur (E) 421503.
Call : 8805418474 | 9323826553
Email : isotectenc2918@gmail.com

Scanned with CamScanner

Table B

Internal & External Development Works in Respect of the entire Registered Phase

Phase – I "Seventh Avenue" Bldg.No.1, 2 & 3 (Stilt+7th 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,

ISOTECT ENGINEERS & CONSULTANTS

Isotect Engineers & Consultants
License No. **State/R/2023/APL/04961**
BADLAPUR (E).

Signature of Promoter

Name : DAYANAND G. PAWAR.
Date :

Scanned with CamScanner

Table A

Phase – I "Seventh Avenue" Bldg.No. 2 & 3 (Stilt+7th Floor)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	0%
2	**Two** Number of Plinth work	0%
3	**Zero** Number of Podiums	--
4	Stilt Floor	0%
5	**Eighth** 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%

ISOTECT ENGINEERS & CONSULTANTS

Add : A/203, Gopal Nagar Complex,
Karjat Road, Badlapur (E) 421503.
Call : 8805418474 | 9323826553
Email : isotectenc2918@gmail.com

Scanned with CamScanner

ISOTECT
Engineers & Consultants
ENGINEER •PLANNER •DESIGNER •VALUER

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+7th Floor)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	**One** Number of Plinth work	100%
3	**Zero** Number of Podiums	--
4	Stilt Floor	0%
5	**Eighth** Number of Slabs of Super Structure (Partly Stilt + 7 = 8 Slabs) 5th slab work has been completed	60%
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%

ISOTECT ENGINEERS & CONSULTANTS

Add : A/203, Gopal Nagar Complex,
Karjat Road, Badlapur (E) 421503.
Call : 8805418474 | 9323[illegible]
Email : isotectenc2918@gmail.com

Scanned with CamScanner