**VINAY PATIL & ASSOCIATES**
• ARCHITECTS • INTERIOR DESIGNERS
• GOVT. APPROVED VALUERS
104, NAVNATH PRASAD, OPP. GHANTALI MANDIR, NAUPADA, THANE - 400 601.
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**Annexure A**

**FORM 1**

**[see Regulation 3]**
**ARCHITECT'S CERTIFICATE**
**(To be submitted at the time of registration of Ongoing Project and for withdrawal of Money fromDesignated Account)**

Date: 11/07/2024

To,
**The M/s. Lotus Group ,**
Sr.no.99/2/A,100/1/2,
100/2,Opp.Bhoomi Lawns,
Nr.Maruti Showroom,
Kalyan-Shil Road,
Daighar,Thane,
Dist-Thane-421204,

Subject: Certificate of Percentage of completion of Construction Work of <Project Name> having MahaRERA Registration Number P51700056256 (Only Applicable after project Registration) being developed by M/s. Lotus Group

Sir,

I/We Vinay Ramakant Patil have undertaken assignment as Architect /Licensed Surveyor of certifying percentage of Completion of Construction Work of Urban Hills having MahaRERA Registration Number P51700056256 (Only Applicable after project Registration, being developed by M/s. Lotus Group.

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**

**Building 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 date of the Certificate) (3) |
|---|---|---|
| 1. | Excavation | 79% |
| 2. | Basements (if any) | 78% |
| 3. | Podiums (if any) | - |
| 4. | Plinth | 43% |
| 5. | Stilt Floor | - |
| 6. | Slabs of Super Structure | - |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises | - |
| 8. | Sanitary Fittings within the flat/premises | - |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks | - |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | - |
| 11. | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFT 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. | - |

**TABLE-A**

**Building Number B**

(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 date of the Certificate) (3) |
|---|---|---|
| 1. | Excavation | 79% |
| 2. | Basements (if any) | 78% |
| 3. | Podiums (if any) | - |
| 4. | Plinth | 43% |
| 5. | Stilt Floor | - |
| 6. | Slabs of Super Structure | - |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises | - |
| 8. | Sanitary Fittings within the flat/premises | - |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks | - |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | - |
| 11. | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFT 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. | - |

**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 | NO | | |
| 2. | Water Supply | YES | | Not Executed |
| 3. | Sewerage (Chamber, lines, Septic Tank, STP). | YES | | Not Executed |
| 4. | Storm Water Drains | YES | | Not Executed |
| 5. | Landscaping & Tree Planting | YES | | Not Executed |
| 6. | Street Lighting | NO | | |
| 7. | Community Buildings | NO | | |
| 8. | Treatment and disposal of sewage and sullage water. | YES | | Not Executed |
| 9. | Solid Waste management & Disposal | YES | | Not Executed |
| 10. | Water conservation / Rain water harvesting | YES | | Not Executed |
| 11. | Energy management | YES | | Not Executed |
| 12. | Fire protection and fire safety requirements | YES | | Not Executed |
| 13. | Electrical meter room, sub-station, receiving station. | YES | | Not Executed |
| 14. | Others (Option to Add more). | | | |

Yours Faithfully,

VINAY PATIL & ASSOCIATES
Reg No. CA-87/10566

Vinay Patil
(CA-87-10566)
Agreed and Accepted by:

Signature of Promoter Name:
Date: