



HITEN SETHI & ASSOCIATES

ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT

## FORM 1

### ARCHITECT'S CERTIFICATE

To,

Date : 21st April 2025

**L&T REALTY PROPERTIES LIMITED**  
1, L & T House, N.M. Marg,  
Ballard Estate,  
Mumbai-400001.

**Subject:** Certificate of Percentage of Completion of Construction Work of L and T Seawoods Residences - Cluster C, comprising Tower C1 & C2 at Seawoods, residences known as 'L AND T SEAWOODS – West Manor Tower A and B' (MaharERA registration no: P51700056254) situated on the Plot bearing C.N. No / CTS No. / Survey no. Final Plot no R-1, Sector-40, Nerul, Navi Mumbai, demarcated by its boundaries, 20.0m wide road and railway corridor (Nerul side station) to the North, Flyover Bridge to the South, 20.0m wide road followed with railway boundary near Darave 12.5% scheme to the East, 30m wide road to the West, of Division Konkan, village Navi Mumbai (M Corp), Taluka Thane, District Thane, PIN 400 706 admeasuring 1348.85 sq.mts. Area being developed by L&T Seawoods Ltd.

Sir,

I Architect Hiten Sethi, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **L and T Seawoods Residences - Tower C1 & C2 at Seawoods, residences known as 'L AND T SEAWOODS – West Manor Tower A and B' Buildings, Tower C01 & Tower C02 of the Project, situated on the plot bearing C. N. No/ CTS No. Survey no. / Final Plot no R-1 of Division Konkan, village Navi Mumbai, Taluka Thane, District Thane, PIN 400706, admeasuring 1348.85 sq.mts. Area being developed by L&T Seawoods Ltd.**

1. Following technical professionals are appointed by Owner / Promoter: -

- (i) M/s Hiten Sethi & Associates as Architect
- (ii) M/s H.M. Raje as Structural Consultant
- (iii) M/s Ecofirst Services Ltd as MEP Consultant

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 **P51700056254** under RERA 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.

Table A

L AND T SEAWOODS RESIDENCES-WEST MANOR - Tower C01

| Sr.No | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage     |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                               | 100%           |
| 2     | 0 number of Basement(s) and <u>1</u> number Plinth                                                                                                                                                                                                                                                                                                                                                                       | 100%           |
| 3     | 2 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                      | 0%             |
| 4     | <b>Stilt Floor</b>                                                                                                                                                                                                                                                                                                                                                                                                       | Not Applicable |
| 5     | <u>8</u> number of Slabs of SuperStructure                                                                                                                                                                                                                                                                                                                                                                               | 0%             |
| 6     | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                       | 0%             |
| 7     | Sanitary Fittings within the Flat/Premises, Electrical fittings with in the Flat/Premises.                                                                                                                                                                                                                                                                                                                               | 0%             |
| 8     | Staircases, Lifts wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                            | 0%             |
| 9     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                   | 0%             |
| 10    | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 obtain Occupation/ Completion Certificate. | 0%             |

**L AND T SEAWOODS RESIDENCES - WEST MANOR - Tower C02**

| Sr.No | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage     |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                               | 100%           |
| 2     | 0 number of Basement(s) and <u>1</u> number Plinth                                                                                                                                                                                                                                                                                                                                                                       | 100%           |
| 3     | 2 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                      | 0%             |
| 4     | <b>Stilt Floor</b>                                                                                                                                                                                                                                                                                                                                                                                                       | Not Applicable |
| 5     | <u>8</u> number of Slabs of SuperStructure                                                                                                                                                                                                                                                                                                                                                                               | 0%             |
| 6     | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                       | 0%             |
| 7     | Sanitary Fittings within the Flat/Premises, Electrical fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                | 0%             |
| 8     | Staircases, Lifts wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                            | 0%             |
| 9     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                   | 0%             |
| 10    | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 obtain Occupation/ Completion Certificate. | 0%             |

TABLE – B

## Internal &amp; External Development Works in Respect of the project

| S. No. | Common Roads and Facilities, Amenities                | Proposed (Yes/No) | Percentage of Work done | Details |
|--------|-------------------------------------------------------|-------------------|-------------------------|---------|
| 1      | Internal Roads & Footpaths                            | Yes               | 0%                      |         |
| 2      | Water Supply                                          | Yes               | 0%                      |         |
| 3      | Sewerage (chamber, lines, Septic tank, STP)           | Yes               | 0%                      |         |
| 4      | Storm Water Drain                                     | Yes               | 0%                      |         |
| 5      | Landscaping & Tree Planting                           | Yes               | 0%                      |         |
| 6      | Street Lighting                                       | Yes               | 0%                      |         |
| 7      | Community Buildings                                   | Yes               | 0%                      |         |
| 8      | Treatment and disposal of sewage and sullage water    | Yes               | 0%                      |         |
| 9      | Solid Waste management & Disposal                     | Yes               | 0%                      |         |
| 10     | Water conservation, Rainwater harvesting              | Yes               | 0%                      |         |
| 11     | Energy Management                                     | Yes               | 0%                      |         |
| 12     | Fire protection and fire safety requirements          | Yes               | 0%                      |         |
| 13     | Electrical meter room, sub-station, receiving station | Yes               | 0%                      |         |
| 14     | Others                                                | NA                | NA                      |         |

Yours Faithfully

HITEN  
JAGDISHCHANDER  
SETHI

Ar. Hiten Sethi

(Reg. No. CA/93/16484)

Digitally signed by HITEN JAGDISHCHANDER SETHI  
DN: c=IN, o=HITEN SETHI AND ASSOCIATES/PROP-MR HITEN SETHI, ou=PROPRIETOR,  
2.5.4.20=91329358ac0ba79ea9267652827494743ab09,  
0f0ac17f0e72c07b9f5db9899, postalCode=400706,  
st=Maharashtra,  
serialNumber=11d0a0b041b1c310ecfa816a295c1bac3  
e2641aa278f1ac56c3976080f75a1, cn=HITEN  
JAGDISHCHANDER SETHI  
Date: 2025.04.21 12:12:12 +05'30'

Agreed &amp; Accepted by:



Signature of Promoter

Name : RAJINDERPAL SINGH RANDHAWADate : 21-APRIL-2025