HITEN SETHI & ASSOCIATES

ARCHITECTS | PLANERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT

**FORM 1**

**ARCHITECT'S CERTIFICATE**

To,

Date: 14th January 2026

**L&T Realty Properties Limited**
L&T House, Ballard Estate,
N M Marg,
Mumbai – 400001.

**Subject: Certificate of Percentage of Completion of Construction Work of L&T Realty Properties Ltd. - Cluster C, comprising Tower C1 & C2 at Seawoods, residences known as 'L and T Seawoods Residences – 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 Realty Properties 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 Realty Properties 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.

HSA
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## 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 1 number Plinth | 100% |
| 3 | 2 number of Podiums | 100% |
| 4 | **Stilt Floor** | Not Applicable |
| 5 | 8 number of Slabs of SuperStructure | 13% |
| 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% |

Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
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## L AND T SEAWOODS RESIDENCES - WEST MANOR - Tower C02

| Sr.No | Tasks / Activity | Percentage |
|---|---|---|
| 1 | Excavation | 100% |
| 2 | 0 number of Basement(s) and 1 number Plinth | 100% |
| 3 | 2 number of Podiums | 100% |
| 4 | **Stilt Floor** | Not Applicable |
| 5 | 8 number of Slabs of SuperStructure | 13% |
| 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% |

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**TABLE – B**

Internal & 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

Digitally signed by HITEN JAGDISHCHANDER SETHI
DN: c=IN, o=HITEN SETHI AND ASSOCIATES(PROP.MR.HITEN SETHI), ou=PROPRIETOR, 2.5.4.20=9732939 8ac0ba79ea926765242f749414 3d0e90f0ac17f0b72c07b9f5dbf9899, postalCode=400706, st=Maharashtra, serialNumber=11d0ad2bf43b1c311ecfe816a295 c1bac3e2643aa278f1ac56c397608dff75a1, cn=HITEN JAGDISHCHANDER SETHI
Date: 2026.01.15 13:36:40 +05'30'

**Ar. Hiten Sethi**

**(Reg. No. CA/93/16484)**

Agreed & Accepted by:

Signature of Promoter

Name : RAJINDERPAL SINGH RANDHAWA

Date : 15/01/2026

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