



ARCHITECTS | PLANERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT

FORM 1

ARCHITECT'S CERTIFICATE

To,

Date: 4th July 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 and T Seawoods Residences – West Manor Tower A and B'** having (MahaRERA registration no: **P51700056254**) being developed by **L&T REALTY PROPERTIES LTD.**

Sir,

I Architect Hiten Sethi, have undertaken assignment as Architect / Licensed surveyor of certifying Percentage of Completion of Construction Work of '**L AND T SEAWOODS – West Manor Tower A and B'** Buildings having MahaRERA registration no: **P51700056254** being developed by **L&T REALTY PROPERTIES LTD.**

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 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 A – C1

Sr.No	Tasks / Activity	Percentage
1	Excavation	100%
2	0 number of Basement(s)	100%
3	2 number of Podiums	100%
4	Plinth	Not Applicable
5	Stilt Floor	Not Applicable
6	<u>8</u> number of Slabs of SuperStructure	13%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows to each of the Flat/Premises.	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 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.	0%

L AND T SEAWOODS RESIDENCES - WEST MANOR – Tower B - C2

Sr.No	Tasks / Activity	Percentage
1	Excavation	100%
2	0 number of Basement(s)	100%
3	2 number of Podiums	100%
4	Plinth	Not Applicable
5	Stilt Floor	Not Applicable
6	<u>8</u> number of Slabs of SuperStructure	13%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows to each of the Flat/Premises.	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	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 complete project as per specifications in agreement of Sale. Any other activities.	0%

TABLE – B

Internal & External Development Works in Respect of the project

S. No.	Common Roads and Facilities	Proposed (Yes/No)	Percentage of Actual Work done (As on date of the Certificate)	Details
1	Internal Roads & Footpaths	Yes	0%	
2	Water Supply	Yes	0%	
3	Sewerage (chamber, lines, Septic tank, STP)	Yes	0%	
4	Storm Water Drains	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	Aggregate area of recreational Open Space	Yes	0%	
14	Open Parking	Yes	NA	

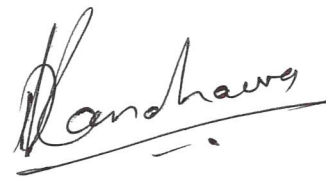
Yours Faithfully

Signature of Promoter

HITEN
JAGDISHCHA
NDER SETHI

Digitally signed by HITEN JAGDISHCHANDER SETHI
DN: cn=HITEN SETHI AND ASSOCIATES
OU=HITEN SETHI AND ASSOCIATES
c=IN, o=HITEN SETHI AND ASSOCIATES
email=jagdishcha.nder@hitensethi.com, postalCode=400706, st=Maharashtra, serialNumber=1, uri=urn:ietf:params:spki:uri=hitensethi.com, uri=hitensethi.com, uri=hitensethi.com, uri=hitensethi.com
Date: 2024.07.07 18:38:15 +05'30'

AR. HITEN SETHI
(Reg. No. CA/93/16484)



Name: L&T REALTY PROPERTIES LIMITED
Date: 04.07.2026