2ND FLOOR, NAKSHATRA, WING A, NEAR TMC, ALMEIDA ROAD, PANCHPAKHADI, THANE (W) - 400 601.
TEL.: (022) 2537 8701 / 2536 4700 • saakaararchitects@yahoo.co.in • saakaar@saakaar.co.in

saakaar
ARCHITECTS

FORM 1
ARCHITECT'S CERTIFICATE

(As on 31/12/2024)

Date: 14/01/2025

To,
M/s. Yes Realty
S. No. 55, Central Empire,
Opp. Central Heights,
Next to Kausa TMC Stadium,
Kausa, Mumbra, Tal. Thane

Subject: Certificate of Percentage of Completion of Construction Work of Project Palm Riveria for Construction of "AR -1 Building A (Danube)" for Construction of Wing A1, A2, A3, A4, Building B (Amazon)- Wing B1 & B2, AR -2 Building C (Tapi), Building D1 & D2 [MahaRERA Registration Number (P51700056303)] situated on the Plot bearing Survey no. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 village Mumbra, Taluka & District Thane PIN 400 612 Plinth admeasuring 51144.69 sq.m. area being developed by M/s. Yes Realty.

Sir,

I Makarand Parange, Partner M/s. SAAKAAR have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **"AR -1 Building A (Danube)" for Construction of Wing A1, A2, A3, A4, Building B (Amazon)- Wing B1 & B2, AR – 2 Building C (Tapi), Building D1 & D2**, situated on the plot bearing Survey no. 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1, 121, 122 village Mumbra, Taluka & District Thane having MahaRERA Registration Number (**P51700056303**) being developed by **M/s. Yes Realty.**

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 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 A (Danube) -Wing A1 (Ground(Pt)/Stilt(Pt)+ 1st Podium/comm. + 2nd Podium/comm. + Upper Stilt +1st to 6th floor)

[As per sanctioned plan No. V.P.No. S09/0131/23 TMCB/TDD/ 0017/2023 A.DCR dated 3/11/2023]

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Plinth	0%
3	2 Number of Podiums	0%
4	1 Upper Stilt floor	0%
5	07 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring 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	Staircase, 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 A

Building A (Danube) -Wing A2 (Ground(Pt)/Stilt(Pt)+ 1st Podium/comm. + 2nd Podium/comm. + Upper Stilt +1st to 6th floor)

[As per sanctioned plan No. V.P.No. S09/0131/23 TMCB/TDD/ 0017/2023 A.DCR dated 3/11/2023]

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Plinth	0%
3	2 Number of Podiums	0%
4	1Upper stilt floor	0%
5	07 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring 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	Staircase, 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 A

Building A (Danube) -Wing A3 (Ground(Pt)/Stilt(Pt)+ 1st Podium/comm. + 2nd Podium/comm. + Upper Stilt +1st to 6th floor)

[As per sanctioned plan No. V.P.No. S09/0131/23 TMCB/TDD/ 0017/2023 A.DCR dated 3/11/2023]

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Plinth	0%
3	2 Number of Podiums	0%
4	1 Upper Stilt floor	0%
5	07 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring 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	Staircase, 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 A

Building A (Danube) -Wing A4 (Ground(Pt)/Stilt(Pt)+ 1st Podium/comm. + 2nd Podium/comm. + Upper Stilt +1st to 6th floor)

[As per sanctioned plan No. V.P.No. S09/0131/23 TMCB/TDD/ 0017/2023 A.DCR dated 3/11/2023]

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Plinth	0%
3	2 Number of Podiums	0%
4	1Upper Stilt floor	0%
5	07 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring 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	Staircase, 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 A

Building B (Amazon) -Wing B1 (Ground(Pt)/Stilt(Pt)+ 1st Podium/comm. + 2nd Podium/comm. + Upper Stilt +1st to 6th floor)

[As per sanctioned plan No. V.P.No. S09/0131/23 TMCB/TDD/ 0017/2023 A.DCR dated 3/11/2023]

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation / Piling work	80%
2	Plinth	0%
3	2 Number of Podiums	0%
4	1 Upper Stilt floor	0%
5	07 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring 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	Staircase, 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 A

Building B (Amazon) -Wing B2(Ground(Pt)/Stilt(Pt)+ 1st Podium/comm. + 2nd Podium/comm. + Upper Stilt +1st to 6th floor)

[As per sanctioned plan No. V.P.No. S09/0131/23 TMCB/TDD/ 0017/2023 A.DCR dated 3/11/2023]

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation / Piling work	80%
2	Plinth	0%
3	2 Number of Podiums	0%
4	1 Upper Stilt floor	0%
5	07 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring 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	Staircase, 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 A

Building C (Tapi) - (Ground(Pt)/Stilt(Pt)+ 1st floor + 2nd Service floor + 3rd to 17th floors)

[As per sanctioned plan No. V.P.No. S09/0131/23 TMCB/TDD/ 0017/2023 A.DCR dated 3/11/2023]

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation / Piling work	100%
2	Plinth	3%
3	Number of Podiums	NA
4	Stilt floor	0%
5	19 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring 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	Staircase, 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 A

Building D1 - (Ground(Pt)/Stilt(Pt)+ 1st floor)

[As per sanctioned plan No. V.P.No. S09/0131/23 TMCB/TDD/ 0017/2023 A.DCR dated 3/11/2023]

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Plinth	0%
3	Number of Podiums	NA
4	Stilt floor	0%
5	02 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring 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	Staircase, 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 A

Building D2 - (Ground(Pt)/Stilt(Pt)+ 1st floor)

[As per sanctioned plan No. V.P.No. S09/0131/23 TMCB/TDD/ 0017/2023 A.DCR dated 3/11/2023]

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Plinth	0%
3	Number of Podiums	NA
4	Stilt floor	0%
5	02 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring 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	Staircase, 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 & External Development Works in Respect of the entire Registered Phase

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	0%	Work not commenced
2.	Water Supply	Yes	0%	Water connection will be provided by Thane Municipal Corporation after Occupation certificate
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Work not commenced
4.	Storm Water Drains	Yes	0%	Work not commenced
5.	Landscaping & Tree Planting	Yes	0%	As per Tree Authority requirement
6.	Street Lighting	No		NA
7.	Community Buildings	No		NA
8.	Treatment and disposal of sewage and sullage water	Yes	0%	Work not commenced
9.	Solid Waste management & Disposal	Yes	0%	Work not commenced
10.	Water Conservation, Rain water harvesting	Yes	0%	Rain Water Harvesting to be implemented before Occupation Certificate.
11.	Energy management	Yes	0%	Solar Water heating System to be installed before Occupation Certificate.
12.	Fire Protection and fire safety requirements	Yes	0%	Work not commenced
13.	Electrical meter room	Yes	0%	Work not commenced
14.	Parking Tower	Yes	0%	Work not commence

Yours Faithfully
FOR SAAKAAR

AR. MAKARAND PARANGE
REG.NO. CA-92/14995

Agreed and Accepted by :

For YES REALTY

Partner

For M/s. Yes Realty