R. K. associates
Architects & Consulting Engineer

Web Site : www.rajeshkassociates.com
Email : rajeshk.associates@gmail.com
345/A, Mahipatrai Chambers, 303, 3rd Floor, Above Vijay Sales, Kalyan Road, Bhiwandi - 421 302. Ph. : 02522 - 258247.

Ref: VVA/2023/9-88/041-2024 Dt.: 20.01.2025

ARCHITECT'S CERTIFICATE
(From October 2024 to December 2024).

To
M/s Siyara Realty Private Limited,
Mr. Kapil P. Patel,
B/913-914, Lodha Business District, Gate No. 2,
Akbar Camp Road, Thane (W) – 400 607.

Sub.: Certificate of Percentage of Completion of Construction Work of Buildings on **Plot – A** named as **(Siyara Avenue – (Building – A, Building – B, Building – C))(having Basement + Ground + 23 Upper Floors)**, of the Project [RERA Registration Number P51700076976] situated on the Plot bearing **S. No. 11 & 14, CTS No. 700 (p), 706 (p), Final Plot No. 126-A**, demarcated by its boundaries **(19°17'47.13"N and 73° 3'57.46"E)** to the North **12.00 mt. wide Road** to the South **Adj. Gopal Nagar** to the East **Adj. Ashok Nagar** to the West **Adj. Gopal Nagar**, Division **Konkan**, Village **Kaneri**, Taluka **Bhiwandi**, District **Thane**, PIN 421302, admeasuring balance plot area **6736.12** sq. mt., after deductions, being developed by [M/s Siyara Realty Private Limited].

Sir,

I / We have undertaken assignment as an Architect of certifying Percentage of Completion of Construction Work of Buildings on **Plot – A** named as **(Siyara Avenue – (Building – A, Building – B, Building – C))(having Basement + Ground + 23 Upper Floors)**, of the Project [RERA Registration Number P51700076976] situated on the Plot bearing **S. No. 11 & 14, CTS No. 700 (p), 706 (p), Final Plot No. 126-A**, demarcated by its boundaries **(19°17'47.13"N and 73° 3'57.46"E)** to the North **12.00 mt. wide Road** to the South **Adj. Gopal Nagar** to the East **Adj. Ashok Nagar** to the West **Adj. Gopal Nagar**, Division **Konkan**, Village **Kaneri**, Taluka **Bhiwandi**, District **Thane**, PIN 421302, admeasuring balance plot area **6736.12**sq. mt., after deductions, being developed by [M/s Siyara Realty Private Limited].

1. Following technical professionals are appointed by Owner/Promoter:-
   i. Mr. **Abdul Maajid** (M/s Visionary Vanguard Architects) as Architect.
   ii. Mr. **Jiyal N. Choudhari** (M/s ASCON) as Structural Consultant.
   iii. Mr. **Amit Kumbhar** (M/s Buildcrown) as MEP Consultant.
   iv. Mr. **Kiran Kathawale** (M/s S.K. Engineers) as Site Engineer.

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/s of the Real Estate project as registered vide number P51700076976 under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Building / Wing and Overall percentage of work done with respect to each Building / Wing is detailed in the Table B.

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345/A, Mahipatrai Chambers, 303, 3rd Floor, Above Vijay Sales, Kalyan Road, Bhiwandi - 421 302. Ph. : 02522 - 258247.

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TABLE - A
Plot – A - Siyara Avenue – Building – A

Sr. No	Tasks /Activity	Percentage Of work done
1	Excavation	100%
2	Basement	60%
3	Plinth	0%
4	**NIL** number of Podiums	0%
5	Stilt/Ground Floor	0%
6	**NIL** numbers of Slabs of Super Structure (Total 24 Slabs)	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with Water proofing of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFONOC, 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 Certificates 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 - A
Plot – A - Siyara Avenue – Building – B

Sr. No	Tasks /Activity	Percentage Of work done
1	Excavation	100%
2	Basement	50%
3	Plinth	0%
4	**NIL** number of Podiums	0%
5	Stilt/Ground Floor	0%
6	**NIL** numbers of Slabs of Super Structure (Total 24 Slabs)	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with Water proofing of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFONOC, 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 Certificates 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 - A
Plot – A - Siyara Avenue – Building – C

Sr. No	Tasks /Activity	Percentage Of work done
1	Excavation	80%
2	Basement	0%
3	Plinth	0%
4	**NIL** number of Podiums	0%
5	Stilt/Ground Floor	0%
6	**NIL** numbers of Slabs of Super Structure (Total 24 Slabs)	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with Water proofing of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFONOC, 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 Certificates 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
Plot – A - Siyara Avenue – (Building – A, Building – B, Building – C)
Internal &External Development Works

Sr. No.	Common areas And Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	NO	NIL	NIL
2.	Water Supply	YES	50%	Bore well / Municipal Water Supply
3.	Sewerage (chamber, lines, Septic Tank , STP)	YES	0%	STP
4.	Storm Water Drains	YES	0%	Surface Drain
5.	Landscaping & Tree Planting	YES	0%	R.G.
6.	Street Lighting	NO	0%	NIL
7.	Community / Club House Buildings	NO	0%	NIL
8.	Treatment and Disposal of sewage and sludge water	YES	0%	STP
9.	Solid Waste management& Disposal	YES	0%	OWC
10.	Water conservation, Rain water harvesting	YES	0%	Recharge Pit
11.	Energy management	YES	0%	RTPV Solar Panel
12.	Fire protection And fire safety requirements	YES	0%	As Per CFO NOC
13.	Electrical meter room, sub-station, receiving station	YES	0%	As Per TORRENT POWER CO.
14.	Others(Option to Add more)			

Yours Faithfully

ABDUL MAAJID
Digitally signed by ABDUL MAAJID
DN: cn=ABDUL MAAJID, o, ou, email=abdulmaajid777@gmail.com, c=US
Date: 2025.01.20 12:07:23 +05'30'

ABDUL MAAJID
(License No.: - CA/2011/53275)

Agreed and Accepted by Promoter:

JANAK PUNJALAL PATEL
Digitally signed by JANAK PUNJALAL PATEL
DN: c=IN, o=PERSONAL, title=6359, pseudonym=275beb72ab584f9e84040cb15b7dc54e, 2.5.4.20=b2208fcaa2bd2cc38f6a44aea2713df586341f0268e4b7bfe0e80153fb42236, postalCode=400607, st=Maharashtra, serialNumber=b3e93df8fe79bd8438a4518cbb36a8a77a1bc4b03a7c7e0b73b13f1ff0edbb28, cn=JANAK PUNJALAL PATEL
Date: 2025.01.20 12:39:42 +05'30'

M/s Siyara Realty Private Limited
Date: