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Corporate Office :
114, 115, 116, Corporate Avenue, Sonawala Road, Goregaon (E), Mumbai : 63.

FORM-1

ARCHITECT CERTIFICATE.

To,
Mr.Chandresh R. Gala,
M/S. Density Realty Pvt. Ltd.,
Office No. 06, Ground Floor,
Anand Shopping Center Premises Co-op. Soc. Ltd.,
Daftary Road, Gaushala Lane, Malad (East), 400 097.

Date: 31/03/2024.

Subject: **Certificate Of Percentage of Completion of Construction work of the "MAGIC SQUARE"**

01 No. Of building (s) / 01 Wing (s) of the 01 Phase of the project situated on the plot bearing **C.T.S. No. 328 & 329, Village Malad (E), Taluka Borivali,** demarcated by its boundaries **Existing Road Adjoining C.T.S. No. 340** To The East, **Railway Boundary** To The West, **C.T.S. No. 327** To The North, **C.T.S. No. 330** To The South of Division **Mumbai Suburban, Village Malad (East), Taluka Borivali, District Mumbai, Pin 400 097** admeasuring **1095.70sq.mtr. Area** being developed by **M/S.Density Realty Pvt. Ltd.**

Ref : **MahaRERA Registration Number: P51800019791, Dated: 05/03/2019.**

Sir,

I **Nikhil S. Mahajan** have undertaken assignment as **Architect / Licensed Surveyor** of certifying percentage of completion of construction work of the **01No. Of building (s) / 01 Wing (s) of the 01 Phase of the project,** situated on the plot bearing **C.T.S. No. 328 & 329, Village Malad (E), TalukaBorivali, DwarkadhishMarg, Off Poddar Road, Near Malad Station, Malad (East), Mumbai- 400 097**admeasuring **1095.70sq.mtr. area** being developed by **M/S. Density Realty Pvt. Ltd.**

Following technical professionals are appointed by owner / promoter:-

i. **Mr. Nikhil Mahajan as L.S. / Architect.**

ii. **Mr.Haresh Patel as Structural Consultant.**

iii. **Mr.SuryakantMistry as M.E.P. Consultant.**

iv. **Mr. Apurva Velani as Site Supervisor.**

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 building / wing number is as per Table A herein below. The percentage of the executed with respect to each of the activity of the entire phase is detailed in Table B.

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Table - A

01 No. Of building (s) / 01 Wing (s) of the 01 Phase.

Sr. No.	Task / Activity	Percentage (%)Percentage of Work Done
1.	Excavation. (100% of Piling Work Done)	100%
2.	02Numbers Of Basement (S) / 01 Plinth(S).	100%
3.	00Number Of Podium (S).	N.A.
4.	01Stilt Floor	N.A.
5.	16 Numbers Of Slabs Of Super Structure.	16 Slab (100%)
6.	Internal Walls, Internal Plaster, Floorings Within Flats / Premises, Doors And Windows To Each Of The Flats / Premises.	100%
7.	Sanitary Fitting Within The Flats / Premises, Electrical Fitting Within The Flats / Premises.	95%
8.	Staircases, Lifts Wells And Lobbies At Each Floor Level, Connecting Staircase And Lifts, Overhead And Underground Water Tanks.	95%
9.	The external plumbing and external plaster, Elevation, Completion of Terraces with Waterproofing of the Building / Wing.	95%
10.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fitting 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.	95%

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Table- B

Internal & External Development Works in Respect of the entire registered Phase

Sr. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Percentage (%) of Work Done	Details
1.	Internal Roads & Footpaths.	Yes	N.A.	—
2.	Water supply.	Yes	N.A.	—
3.	Sewerage (Chamber, line, septic Tank, STP)	Yes	N.A.	—
4.	Storm Water Drains	Yes	N.A.	—
5.	Landscaping & Tree Planting	Yes	N.A.	—
6.	Street Lighting	Yes	N.A.	—
7.	Community Buildings	No	N.A.	—
8.	Treatment and disposal of Sewage and sullage water	No	N.A.	—
9.	Solid waste management & Disposal	No	N.A.	—
10.	Water Conservation Rain Water Harvesting	No	N.A.	—
11.	Energy Management	No	N.A.	—
12.	Fire Protection and fire safety requirements	Yes	N.A.	—
13.	Electrical meter room, sub-station, receiving station	Yes	N.A.	—
14.	Others (Option to add more)	N.A.	N.A.	—

Yours Faithfully
For M/S. Prism Architects & Interior Designers

(ARCH. NIKHIL MAHAJAN – PARTNER)
(CA / 2002 / 29357)

Prism Architects, Interior & Designer
Mumbai.