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

FORM-1

ARCHITECT CERTIFICATE.

Date: 01/ 12/ 2024.

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.

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 097admeasuring 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.	100%
8.	Staircases, Lifts Wells And Lobbies At Each Floor Level, Connecting Staircase And Lifts, Overhead And Underground Water Tanks.	100%
9.	The external plumbing and external plaster, Elevation, Completion of Terraces with Waterproofing of the Building / Wing.	100%
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.	100%

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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	100%	—
2.	Water supply.	Yes	100%	—
3.	Sewerage (Chamber, line, septic Tank, STP)	Yes	100%	—
4.	Storm Water Drains	Yes	100%	—
5.	Landscaping & Tree Planting	Yes	100%	—
6.	Street Lighting	Yes	100%	—
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	100%	—
13.	Electrical meter room, sub-station, receiving station	Yes	100%	—
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

M/s. Density Realty Pvt Ltd

Director
Mr.Chandresh R. Gala

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