FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE

(To be submitted at the time of registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 10.02.2023

To,
PTR Universal
406, La MagasinBuilding ,
S V Road , Santacruz (West).
Mumbai-400054.

Sub : Certificate of Percentage of Construction Work of the Building situated on the Plot bearing CTS No. G/231, F.P. No. 29 of Village Bandra-G, at Santacruz (W), Mumbai, demarcated by its boundaries (19°04'43.76104"'N-72°50'1140167"E, 19°04'44.25334"N-72°50'11.55051"E, 19°04'44.45989"N - 72°50'11.83394"E, 19°04'44.32819"N - 72°50'12.76896"E, 19°04'43.62951"N - 72°50'12.71776"E,) 13.00 Mtr Gujjar Road to the North, F.P.No. 34 on South, 12.20 Mtr wide Andrew Road (Jain Derasar Marg) on West, F.P. No. 30 on East, Taluka Andheri , H/W Ward, of Mumbai Suburban District, admeasuring 864.60 square mtrs. area Being developed by M/s. PTR Universal.

Sir,
I, **Ghanshyam S. Mistry** of **M/s. The Design Core**, Architects & designers ,have undertaken assignment as Architect of certifying Percentage of Construction Work of the the Building situated on the Plot bearing CTS No. G/231, F.P. No. 29 of Village Bandra-G, at Santacruz (W), Mumbai, demarcated by its boundaries (19°04'43.76104"'N-72°50'1140167"E, 19°04'44.25334"N-72°50'11.55051"E, 19°04'44.45989"N - 72°50'11.83394"E, 19°04'44.32819"N - 72°50'12.76896"E, 19°04'43.62951"N - 72°50'12.71776"E,) 13.00 Mtr Gujjar Road to the North, F.P.No. 34 on South, 12.20 Mtr wide Andrew Road (Jain Derasar Marg) on West, F.P. No. 30 on East, Taluka Andheri , H/W Ward, of Mumbai Suburban District, admeasuring 864.60 square mtrs. area Being developed by M/s. PTR Universal.

Following technical professionals are appointed by Promoter :-

(i) Shri. Ghanshyam S. Mistry of M/s. The Design Core, Architects & designers as Architect.
(ii) Shri. Sunil Shah as Structural Consultant
(iii) Shri. Vidya Singh of M/s VCE Consulting as MEP Consultant
(iv) Shri. Sanjay N. Shah 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 the building/Wing of the Real Estate Project as registered vide number P51800020732 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

Sr .No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	One No of Basement(s) and Plinth	100%
3	2 Nos Number of Podium	100%
4	Stilt Floor	100%
5	12 Number of Slabs of Super Structure	100%
6	Internal wall, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
8	Staircase, 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 fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ BOC, 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%

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	No	N.A.	N.A.
2	Water Supply	Yes	100%	__
3	Sewerage(Chamber, Lines, Septic Tank, STP)	Yes	100%	__
4	Storm Water Drains	Yes	100%	__
5	Landscaping & Tree Planting	Yes	100%	__
6	Street Lighting	No	N.A.	N.A.
7	Water Conservation, Rain Water Harvesting	Yes	100%	__
8	Energy Management	No	N.A.	N.A.

9	Fire Protection and Fire Safety requirements	Yes	100%	__
10	Electrical Meter Panel / Room, Sub-station, receiving station	Yes	100%	__
11	Aggregate area of recreational Open Space	No	0	N.A.
12	Open Parking	No	0	N.A.
13	Community Buildings	No	N.A.	N.A.
14	Treatment and Disposal of sewage and sullage water	No	N.A.	N.A.
15	Solid Waste Management & Disposal	No	N.A.	N.A.
16	Others (Option to Add more) a) Society Office b) Gymnasium	 Yes Yes	 100% 100%	-

Yours faithfully

For,

The Design CORE
Architects & Designers

GHANSHYAM SHIVLAL MISTRY
Digitally signed by GHANSHYAM SHIVLAL MISTRY
Date: 2023.02.11 11:05:27 +05'30'

Mr. Ghanshyam S. Mistry
C.A. - 2003/ 31880