PB ASSOCIATES
Ar. Parnavi Bangar
parnavibassociates@gmail.com
Shreerang Society Thane

Annexure A
FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE
(As on 30/09/2024)

To,
M/s. Alag Property Constructions Pvt. Ltd.,
6, Bps Plaza, Devidayal Road,
Near Bus Depot, Mulund (West),
Mumbai - 400080

Subject: Certificate of Percentage of Completion of Construction work as on **30/09/2024** of **Alag Capital** having MahaRERA Registration Number: **P51800020773** being developed by **Alag Property Constructions Pvt. Ltd.**

Sir,

I/We PB Associates have undertaken assignment as Architects/Licensed Surveyor of certifying Percentage of Completion of Construction work of **Alag Capital** the building having MahaRERA Registration Number: **P51800020773** being developed by **Alag Property Constructions Pvt. Ltd.**

Based on Site Inspection, with respect to Layout/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 registered 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

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Building 1A

Sr.No	Task/Activity	Percentage of Work Done (30/09/2024)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	NA
3.	Number of Plinth	100%
4.	Number of Podium	50%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/Premises	0%
8.	Sanitary Fittings within the Flat/Premises.	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0%

Table A

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Shreerang Society Thane
PB ASSOCIATES
Ar. Parnavi Bangar

Building 1B

Sr.No	Task/Activity	Percentage of Work Done (30/09/2024)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	NA
3.	Number of Plinth	100%
4.	Number of Podium	50%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/Premises	0%
8.	Sanitary Fittings within the Flat/Premises.	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0%

Table A

PB ASSOCIATES
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Building 1C

Sr.No	Task/Activity	Percentage of Work Done (30/09/2024)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	NA
3.	Number of Plinth	100%
4.	Number of Podium	NA
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/Premises	20%
8.	Sanitary Fittings within the Flat/Premises.	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0%

TABLE-B

Common Area (Internal and External Development Works) for

PB ASSOCIATES
Ar. Parnavi Bangar
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(Alag Capital)

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done (**30/09/2024**)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	-	NA
2.	Water Supply	Yes	0%	From M.C.G.M.
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	From M.C.G.M.
4.	Storm Water Drains	Yes	0%	As Per SWC NOC.
5.	Landscaping & Tree Planting	Yes	0	As Per Tree NOC
6.	Street Lighting	No	-	NA
7.	Community Buildings	No	-	NA
8.	Treatment and disposal of sewage and sullage water.	No	-	NA
9.	Solid Waste Management & Disposal	Yes	50%	As Per SWC NOC
10.	Water Conversation & Rain Water Harvesting	Yes	0%	
11.	Energy Management	No	-	NA
12.	Fire Protection and fire safety requirements	Yes	0%	As Per CFO NOC
13.	Electrical metre room, sub-station, receiving station.	Yes	0%	

Yours Faithfully,

PB Associates
Ar. Parnavi Bangar
C-101, Shreerang Society
Thane West 400601
No. 7738750063
parnavibassociates@gmail.com

AR. PARNAVI BANGAR
(License No – CA/2023/155164)

Agreed and Accepted by:

For Alag Property Constructions Pvt. Ltd.

Director

Signature of Promoter
Alag Property Constructions Pvt. Ltd.
Date: