



PB ASSOCIATES

Ar. Parnavi Bangar

+91 7738750063
parnavibassociates@gmail.com
Shreerang Society Thane

**Annexure A
FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE
(As on 30/06/2023)**

To,
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
30/06/2023 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.

10.	Completion of terrace with waterproofing of the Building/Wing	100%
11.	Installation of lift, water pump, Fire Fighting fittings and Equipment as per C/O NCC Electrical fittings, mechanical equipment. Compliance to conditions of environment, VCR% NCC, fireproofing to entrance lobby, paint protection, paving of areas adjacent 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	100%

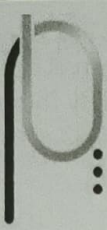
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Table A
Building 1A

Sr.No	Task/Activity	Percentage of Work Done (30/06/2023)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	NA
3.	Number of Plinth	50%
4.	Number of Podium	15%
5.	Stilt Floor	30%
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%

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Table A
Building 1B

Sr.No	Task/Activity	Percentage of Work Done (30/06/2023)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	NA
3.	Number of Plinth	45%
4.	Number of Podium	15%
5.	Stilt Floor	40%
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
Building 1C

Sr.No	Task/Activity	Percentage of Work Done (30/06/2023)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	NA
3.	Number of Plinth	40%
4.	Number of Podium	NA
5.	Stilt Floor	100%
6.	Slabs of Super Structure	50%
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-B
Common Area (Internal and External Development Works) for
(Alag Capital)

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done (30/06/2023)	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 Conservation & 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%	



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Yours Faithfully,

Agreed and accepted by:

Purnai

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

For Alag Property Constructions Pvt. Ltd.

[Signature]
Director

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

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