

OFFICE : 101 / WING-B, 1ST FLOOR, CRESCENT NEXUS BUILDING, KOLIVARY VILLAGE ROAD, OFF. SCLR. KALINA, SANTACRUZ (EAST), MUMBAI-400 098.

Annexure A
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: 05/04/2024

To,

To

POONAM HOUSECON PVT. LTD.

501, 5th Floor, Office – 2, Shah Trade
Center, Rani Sati Marg, Malad (E),
Mumbai – 400 097

Subject: Certificate of Percentage of completion of construction work of the **Composite building No. 1 of Rehab Wing 'A', Sale Wing 'B' & Sale Wing 'C'** situated on the Plot bearing CTS No. 581A/3B/1(pt) 581A/3B/1/1 to 9 of Village Malad,(E) Taluka: Borivali, M.S.D. at Rani Sati Marg, Malad (East), Mumbai: 400 097 for "EKTA S.R.A Co. Op. Housing Society Ltd." having **[Maha RERA Registration Number P51800024202]**, area being developed by **M/s. Poonam Housecon Pvt. Ltd.**

(For work upto 31st March 2024).

Sir,

I, Shri Vishwas Satodia, Architect for above referred Project have undertaken assignment as Architect of certifying percentage of completing of construction work of **Composite building No. 1 of Rehab Wing 'A', Sale Wing 'B' & Sale Wing 'C'** situated on the Plot bearing CTS No. 581A/3B/1(pt) 581A/3B/1/1 to 9 of Village Malad,(E) Taluka: Borivali, M.S.D. at Rani Sati Marg, Malad (East), Mumbai: 400 097 for "EKTA S.R.A Co. Op. Housing Society Ltd.", of the Project **[Maha RERA Registration Number P51800024202]** area being developed by **M/s. Poonam Housecon 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 Maha RERA 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
Rehab Wing 'A', Sale Wing 'B' & Sale Wing 'C'

Sr. No.	Tasks/Activity	Percentage of work done		
		Rehab Wing A	Sale Wing B	Sale Wing C
1	Excavation	100%	100%	100%
2	Basements (Part)	100%	100%	100%
3	Podiums (Part)	100%	100%	100%
4	Plinth	100%	100%	100%
5	Stilt Floor	100%	100%	100%
6	number of Slabs of Super Structure	100%	100%	100%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	100%	100%	90%
8	Sanitary * Fittings within the Flat/Premises,	98%	98%	50%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	100%	100%	100%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%	100%	90%
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 and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	95%	95%	70%



TABLE-B
Rehab Wing 'A', Sale Wing 'B' & Sale Wing 'C'
Common Areas (Internal & External Development Works in Respect of the entire Registered Phase)

S. No.	Common Areas and Facilities, Amenities	Proposal (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foothpaths	No	0%	
2.	Water Supply	Yes	0%	
3.	Sewarage (chamber, lines, Septic Tank , STP)	Yes	60%	
4.	Storm Water Drains	Yes	50%	
5.	Landscaping & Tree Planting	Yes	50%	
6.	Street Lighting	No	-	
7.	Community Buildings	No	-	
8.	Treatment and disposal of sewage and sullage water	Yes	60%	
9.	Solid Waste management & Disposal	Yes	60%	
10.	Water conservation, Rain water harvesting	Yes	50%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	60%	
13.	Electrical meter room	Yes	60%	
14.	Others (Option to Add more)	-	-	

For Poonam Housecon Pvt. Ltd.



Director

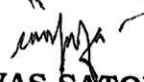
Agreed & Accepted by

Signature of Promoter

Name : Mr. Manoj L. Singh

Date :

Yours faithfully,


(VISHWAS SATODIA)
ARCHITECT
Regn.No.CA/86/9600