



(FORM -1)

[See regulation]

ARCHITECT CERTIFICATE

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

Date:-22/07/2025

To,

M/s.Sudhanshu Infrastructure PVT.LTD.

Aniraj Tower,

Opp. Kaka Petrol Pump,

L.B.S Marg Bhndup (w),

Mumbai 400 078.

Certificate for 1st October 2024 To 31st December 2024

Subject :- Certificate of percentage of completion of construction work of Composite Building on the plot bearing CTS No.613 of Village Kanjur (W) Mumbai Pin 400 078 Building known as "Aniraj Tower" of the 1st phase of the project [MahaRERA Registration -----Number] bearing developed by Shri. Abhayjeet Dubey of M/s. Sudhanshu Infrastructure Pvt. Ltd.

Sir,

I Shri Prabhakar Satam of M/s Prabhakar Satam & Associates have undertaken assignment as Architect of certified Percentage of Completion of Construction work of the Building of the 1st phase of the project Having Maha RERA Registration -----Number being developed by Shri Abhayjeet Dubey of M/s. Sudhanshu Infrastructure Pvt. Ltd.

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 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each the activity of the entire phase is detailed in Table B.

Table A

Layout / Building/ Wing Number(to be prepared separately for each building wing of the project)

Sr.No	Task / Activity	Percentage of Actual work done
1	Excavation	100%
2	1 number of Plinth	100%
3	number of Podium	90% 3rd to 6th floor podium RCC work has been completed
4	Stilt	N.A.
5	Proposed number of slabs of super	25% 12 th floor work in progress
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and windows to each of the flat/ Premises.	15% Basement Part & Ground floor 12 shop OCC Granted, Ground floor, 1st and 8 th floor Tiling work, Internal & External Plastering & Painting work has been completed.
7	Sanitary Fittings within the flat /Premises, Electrical fittings within the flat /Premises.	10% Ground floor 12 shop OCC Granted, Ground to 2 nd & 6 th to 8 th floor Sanitary & Electrical work completed.
8	Staircases, Lifts wells and lobbies at each, Floor level connecting staircases and lifts, Overhead and underground water tanks	22 % Upto 12 th floor RCC slab work has been completed. Commercial wing Ground to 8 th floor Lift Installation work completed.
9	The external plumbing and external plaster elevation, completion of terraces with waterproofing of the Building /Wing,	18 % Upto 2nd floor External plastering work Completed & Glass faced work is Completed, 3 rd to 8 th floor brick work and plastering work completed, Ground floor 12 shop OCC Granted.

10	Proposed Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electro, Mechanical Equipment , Compliance to lobby/s, Plinth protection, paying of areas appurtenant to Building / Wing Compound Wall and all other requirement as may be required to obtain occupation/ Completion	15% Part CFO NOC (Occupation) for 12 shop on Ground floor & Lift Installation in commercial wing ground to 8 th floor is completed.
11	Proposed Overall percentage Completion of the work done for the entire building.	40.39 %

Table B

Internal & External Development Works in Respect of the entire registered phase

Sr.No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of work done	42.48%
1.	Internal Roads & Footpaths	Yes		Proposed DP Road at East side 9.15 wide Mtr. & 30.60 Mtr. Wide L.B.S. Marg abutting to Plot
2.	Water Supply	Yes		Will be implemented before OCC..
3.	Sewerage (Chamber, Lines, Septic Tanks, STP)	Yes		Submitted
4.	Storm Water Drains			Will be planted before OCC.
5.	Landscaping & Treeing Planting	Yes		Will be planted before OCC.
6.	Street Lighting	Yes		
7.	Community Building	Yes		Fitness proposed on upper floor
8.	Treatment and disposal of sewage & slugs water	Yes		Will be connected to Sewerage Before OCC

9.	Solid waste management Disposal	NA	NA	NA
10.	Water conservation Rain Water harvesting	Yes		Will be implemented before OCC as per consultant's recommendations
11.	Energy Management	No	NA	Not Proposed
12.	Fire Protection and Fire Safety requirements	Yes	NA	Will be implemented before CC
13.	Electrical Meter Room, Sub-station, receiving station	Yes	NA	Will be completed before submitting OCC
14.	Proposed Overall percentage Completion of the work done for the entire building.			42.48%



Prabhakar Anaji Satam
 Digitally signed by Prabhakar Anaji Satam
 Date: 2025.07.26 15:54:18 +05'30'
 ARCH. PRABHAKAR SATAM