303/304, E Square Premises, Subhash Road, Vile Parle - East, Mumbai 400057, Tel: 022 40044074
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ASHOK GANDHI
CONSULTANTS L.L.P
SARITA S. MANJUNATH
• ARCHITECTS • PLANNERS • VALUERS

FORM-1

ARCHITECT'S CERTIFICATE

Date: 23/04/2025

To,
Shri Saahil B. Aidasani,
Partners of M/S. Faucett Developers
C.A to Ideal Manohar CHS Ltd.
Shop No. 3, Rajdeep CHS, 1st Carter Road,
Borivali (E), Mumbai-66.

Subject: Certificate of percentage of completion of Construction work of Development of Project **"IDEAL MANOHAR CHS LTD"** for Construction of ONE Building of the SINGLE Phase having RERA Registration Number **P51800052920** situated on the Land bearing CTS No. 685, demarcated by its boundaries (latitude and longitude of the end points) 19.06217, 72.83322 to the North / 19.06206, 72.83327 to the East / 19.06193, 72.83321 to the South / 19.06205, 72.83317 to the West of F.P.No.152, TPS Bandra No. III, 30th Road, Bandra (West), Mumbai- 400050. admeasuring about 618.70 Sq. Meters Area being developed by **M/S FAUCETT DEVELOPERS.**

Sir,

I **Ashok Gandhi** of **M/S. Ashok Gandhi Consultant LLP** have undertaken assignment as Licensed Architect for certifying Percentage of Completion of Construction Work of the Project **"IDEAL MANOHAR CHS LTD"** situated on the Land bearing CTS No. 685 demarcated by its boundaries (latitude and longitude of the end points) 19.06217, 72.83322 to the North / 19.06206, 72.83327 to the East / 19.06193, 72.83321 to the South / 19.06205, 72.83317 to the West of F.P.No.152, TPS Bandra No. III, 30th Road, Bandra (West), Mumbai- 400050 admeasuring about 618.70 Sq. Mts. Area being developed by **M/S FAUCETT DEVELOPERS.**

Following technical professionals as informed are appointed by Owner/Promoter: -

i. Shri. Ashok Gandhi of M/S. Ashok Gandhi Consultants LLP as an Architect.

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ii. Shri. Girish T. Wadhwa Consultants and Engineers LLP as Structural Consultant
iii. ECO MEP Consultants as MEP Consultant
iv. Shri. Mangesh S. Deorukhkar as Site Supervisor on site.

Based on Site Inspection, with respect to the building of the aforesaid Real Estate Project, I certify that as on **23-04-2025** of this certificate, the percentage of work done for the building of the Real Estate Project to be registered vide registration Number **P51800052920** applied for as **"IDEAL MANOHAR CHS LTD"** 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 the 'Table B'.

Table A

Project / Building Name – "IDEAL MANOHAR CHS LTD"

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100 %
2.	One Number of Basement and Plinth	100%
3.	Number of Podiums	NIL
4.	Stilt Floor	100%
5.	12 Number of Slabs of Super structure including terrace slab	100%
6.	Internal Walls, Internal Plaster, Flooring within Flats / Premises, Doors and Window to each of the Flat / Premises	25 %
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0 %
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks	65 %
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wing,	40 %
10.	Installation of Lifts, water pumps, Fire fighting fitting and Equipment as per CFO NOC, Electrical fitting to common areas, electro, 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 requirement as may be required to obtain Occupation/Completion certificate.	0%

Note: Percentage of work done stated is as per approved Amend Plan Dated: 30/10/2024

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TABLE – B

Internal & External Development work 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 and Footpaths	NO	0%	
2.	Water Supply	YES	0%	FROM MCGM
3.	Sewerage (Chamber, lines, septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	AS PER REMARKS
5.	Landscaping and Tree Planting	YES	0%	AS PER REMARKS
6.	Street Lighting	NO	0%	
7.	Community Buildings	NO	0%	
8.	Treatment and disposal of sewage and sullage water	NO	0%	
9.	Solid Waste management & Disposal	YES	0%	
10.	Water conservation, Rain water harvesting	YES	0%	AS PER REMARKS
11.	Energy Management	NO	0%	
12.	Fire protection and fire safety requirements	YES	0%	AS PER CFO REMARKS
13.	Electrical meter room, sub-station, receiving station	YES	0%	
14.	Others (option to add more)		0%	

Note: Percentage of work done stated is as per approved Amend Plan Dated: 30/10/2024

Yours faithfully,

ASHOK DATTATRAYA GANDHI
Digitally signed by ASHOK DATTATRAYA GANDHI
Date: 2025.04.23 15:40:39 +05'30'

ASHOK GANDHI CONSULTANT LLP

SAAHIL B AIDASANI
Digitally signed by SAAHIL B AIDASANI
Date: 2025.06.09 16:37:34 +05'30'