

[Annexure-A]

FORM 1 (UT)

ARCHITECT'S CERTIFICATE

Mr. Gautam E. Thakur,
Of, M/s NSB Properties, C.A. to Plot Owners,
B-7 & B-8 Bageshree Co-op. Housing Society Ltd.,
Shankar Ghanekar Marg, Prabhadevi,
Mumbai -400025

Subject : Certificate of Percentage of Completion of Construction Work of ONE (01) no. of Building comprising of **ONE (01) Wings**, of the Single Phase of the Project [**MahaRERA Registration Number:: P51800052927**] known as " PARKWAY MANOR", situated on the plot bearing **CTS No. 1225 of Village Vile Parle-East also bearing F.P.No 292, TPS-II Vile Parle, located on Chitrakar Ketkar Marg, Vile Parle (East) , Mumbai-57**, demarcated by its boundaries (latitude and longitude of the end points) (**19 05 53.15N 72 51 4.42E, 19 05 54.28N 72 51 4.60E, 19 05 53.12N 72 51 4.93E, 19 05 54.20N 72 51 5.11E**) by Existing 9.15 mts (30 feet) wide Playground X Road no.1 (Known as Chitrakar Ketkar Marg) to the North , Plot bearing F.P. no 291 of T.P.S. no II Vileparle (1st variation Final) also bearing CTS no 1224 to the East , Plot bearing F.P. no 293 of T.P.S. no II Vileparle (1st variation Final) also bearing CTS no 1226 to the West , and by Existing Public Playground known as Waman Dubhashi Maidan to the South ; of village Vile Parle- East Taluka- Andheri Mumbai Suburban District, Pin Code 400 057, admeasuring **493.31 sq.mts.** is being developed by **Mr. GAUTAM E THAKUR , Proprietor of M/s. NSB PROPERTIES.**

Sir,

I, MR. AMBER VASANT NATEKAR, Regd. Architect, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the one (01) NO Building comprising of **ONE (01) Wing**, of the Single Phase of the Project [**MahaRERA Registration Number:: P51800052927**] situated on the plot bearing **CTS No. 1225 of Village Vile Parle-East also bearing F.P.No 292, TPS-II Vile Parle, located on Chitrakar Ketkar Marg, Vile Parle (East) , Mumbai-57**, admeasuring **493.31 sq.mts**, being by **Mr. GAUTAM E THAKUR , Proprietor of M/s. NSB PROPERTIES.**

Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s./Shri. AMBER VASANT NATEKAR as Architect .
- (ii) M/s/Shri. KAIVANT C. SHAH of m/s. K.C Shah Consultants as Structural Consultant.
- (iii) M/s /Shri. SANJAY S. BARI as Site Supervisor.

Based on Site Inspection, with respect to each of the Building / Wing of the aforesaid Real Estate Project , I certify that as on **30/06/2024** , the Percentage of Work done for each of the building / Wing of the Real Estate Project as registered vide number **P51800052927** under **MahaRERA** 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 (One no. Single Building with 01 Wing)

Sr. No.	Tasks / Activity	Percentage of Work Done (%) (As on 30/06/2024)
(1)	(2)	(3)
1	Excavation	90
2	PIT (for Car Parking) and Plinth	100
3	Podium	0
4	Stilt Floor	85
5	NINE (09) number of Slabs of Super Structure (Including Refuge areas)	30
6	Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	35
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings 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 requirements as may be required.	0

TABLE-B

Common Areas (Internal and External Development Works) in respect of the entire Registered Phase. (Common features for the One no Single Building with 01 Wing)

S.No	Common areas and facilities, Amenities	Proposed (Yes / No)	Percentage of Actual Work Done (As on 30/06/2024)	Details
1	2	3	4 (%)	5
1.	Internal Roads & Foot-paths. Open Compound Concrete and Paving.	Yes	0	Compound Concrete with finishing Paver tiles proposed to be installed.
2.	Water Supply	Yes	0	As per MCGM rules/regulations.
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0	Laying of Internal Drainage lines, Manholes etc as per MCGM rules/ regulations.

