MANOJ DUBAL & ASSOCIATES

Licensed Surveyors

Annexure A

FORM 1

[See regulation 3]

LICENSED SURVEYOR CERTIFICATE

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

Date :- 1st July, 2024

To,

Avalon Residency LLP
4th Floor, Techniplex – I,
Techniplex Complex,
Veer Savarkar Flyover,
Goregaon West, Mumbai 400104.

Subject: Certificate of percentage of Completion of Construction Work of **Avalon Residency** having MaharRera Registration Number P51800053429 Being developed by Avalon Residency LLP

Sir,

We, M/s Manoj Dubal & Associates, Mumbai have undertaken assignment as Licensed Surveyor of percentage of Completion of construction work of **Avalon Residency,** having MahaRera Registration Number P51800053429, being developed By Avalon Residency LLP.

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 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

Building "Avalon Residency" (to be prepared separately for each Layout/Building/Wing of the project)

Sr. No.	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	100%
2	Basement (if any)	Nil

309, Sangam Arcade, Vallabhbhai Road, Opp. Railway Station, Vile Parle (W), Mumbai - 400 056
Tel.: 26170564 Telefax : 26170568

Sr. No.	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
3	Podiums (if any)	Nil
4	Plinth	Nil
5	Stilt Floor	Nil
6	Slab of super Structure	Nil
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	Nil
8	Sanitary Fittings within the Flat/Premises	Nil
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	Nil
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	Nil
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.	Nil

TABLE B

Common areas (internal and external road development works) in respect of the registered phase / project number

Sr. No.	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
1	Internal Roads & Footpaths	No	Not Applicable	
2	Water Supply	Yes	Nil	
3	Sewerage (Chamber, lines, Septic tank, STP)	Yes	Nil	
4	Storm Water Drains	Yes	Nil	
5	Landscaping & Tree Planting	Yes	Nil	
6	Street Lighting	No	Not Applicable	
7	Community Buildings	No	Nil	
8	Treatment and disposal of sewage and sullage water.	Yes	Nil	

Sr. No.	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
9	Solid Waste management & Disposal	Yes	Nil	
10	Water conservation / Rain water harvesting	Yes	Nil	
11	Energy management	Yes	Nil	
12	Fire protection and Fire Safety Requirements	Yes	Nil	
13	Electrical motor room, sub-station, receiving station.	Yes	Nil	
14	Others (Option to Add more)	-	-	

Yours Faithfully,

for Manoj Dubal & Associates

MANOJKUMAR ASHWANIKUMAR DUBAL

Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2024.07.03 12:57:48 +05'30'

Partner

Licensed Surveyor
License No. D/203/LS

Agreed and Accepted by
for Avalon Residency LLP

Hussein Abdul Karim Balwa

Digitally signed by Hussein Abdul Karim Balwa
DN: c=IN, o=Personal, title=8336, pseudonym=198c0a3e732a4c7e935e5c17a9816a6005b07c367ce7aaea9d01b9be1d1dd, 2.5.4.20=f618a1740debbb73a1759644a18be58023caabf292f98e53c390bbc455c6ed8031b5f1, postalCode=400104, st=Maharashtra, serialNumber=7b244a802a93dae3ef0994a373d80d, cn=Hussein Abdul Karim Balwa
Date: 2024.07.04 09:36:43 +05'30'

Hussein A K Balwa
Designated Partner