FORM 1

[see Regulation 3]

ARCHITECT'S/ LICENSE SURVEYOR CERTIFICATE

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

30 September 2024

To,
Mr. Ahmed Ali Khan
of M/s. True Lifespace
A/101, Baitunnoor CHS Ltd.
CST Road, Kurla (W) Mumbai – 400 070

Subject: - Certificate of Percentage of Completion of Construction Work of proposed development on plot bearing CTS No. 2616, 2617, 2618, 2619, 2635, 2636, 2637, 2638, 2639 & 2640 of village Kolekalyan, Nehru Road at Vakola, Santacruz (E) Mumbai 400 055 for Paradise Palace having MahaRERA Registration Number P51800054368 being developed by Mr. Ahmed Ali Khan of M/s. True Lifespace.

Sir,

We, M/s. Allied Associates have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of Paradise Palace having MahaRERA Registration number P51800054368, being developed by Mr. Ahmed Ali Khan of M/s. True Lifespace.

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, we 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
Wing A

Sr. No	Tasks / Activity	Percentage of Actual work done (As on the date of Certificate)
1	Excavation	80

2	Basement (if Any)	NA
3	Podiums (if Any)	NA
4	Plinth	65
5	Stilt Floor	0
6	Slabs of Super Structure	0
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0
8	Sanitary Fittings within the Flat/Premises	0
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
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	0

TABLE-B

Common areas (Internal & External Development Works) in Respect of the entire Registered Phase/Project number

Sr. No	Common areas and Facilities	Proposed (Yes/ No)	Percentage of Work done	Details

1.	Internal Roads & Foothpaths	No	-	
2.	Water Supply	Yes	0	BMC pipeline & Water tanks
3.	Sewarage (chamber, lines, Septic Tank, STP)	Yes	0	Chamber line will be constructed at appropriate stage
4.	Storm Water Drains	Yes	0	Will be constructed at the time of OC
5.	Landscaping & Tree Planting	Yes	0	Will be planted at the time of OC
6.	Street Lighting	No	-	
7.	Community Buildings	No	-	
8.	Treatment and disposal of sewage and sullage water	No	-	
9.	Solid Waste management & Disposal	No	-	
10.	Water conservation, Rain water harvesting	Yes	0	Shall provide till OC
11.	Energy management	No		
12.	Fire protection and fire safety requirements	Yes	0	Will be installed before OC
13.	Electrical meter room, sub-station, receiving station	Yes	0	Electric meter room proposed on gr. Flr.
14.	Others (Option to Add more)		-	

Table A
Wing B

Sr. No	Tasks / Activity	Percentage of Actual work done (As on the date of Certificate)
1	Excavation	95
2	Basement (if Any)	NA
3	Podiums (if Any)	NA
4	Plinth	85
5	Stilt Floor	0

6	Slabs of Super Structure	0
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0
8	Sanitary Fittings within the Flat/Premises	0
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
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	0

TABLE-B

Common areas (Internal & External Development Works) in Respect of the entire Registered Phase/Project number

Sr. No	Common areas and Facilities	Proposed (Yes/ No)	Percentage of Work done	Details
1.	Internal Roads & Foothpaths	No	-	
2.	Water Supply	Yes	0	BMC pipeline & Water tanks

5.	Landscaping & Tree Planting	Yes	0	Will be planted at the time of OC
6.	Street Lighting	No	-	
7.	Community Buildings	No	-	
8.	Treatment and disposal of sewage and sullage water	No	-	
9.	Solid Waste management & Disposal	No	-	
10.	Water conservation, Rain water harvesting	Yes	0	Shall provide till OC
11.	Energy management	No		
12.	Fire protection and fire safety requirements	Yes	0	Will be installed before OC
13.	Electrical meter room, sub-station, receiving station	Yes	0	Electric meter room proposed on gr. Flr.
14.	Others (Option to Add more)		-	

Yours Faithfully

for, **M/s. Allied Associates**
S/691/LS

Agreed and Accepted by:
For TRUE LIFESPACE
Partner
M/s. True Lifespace
Name :
Date : 30-09-2024