



FORM 1

(See Regulation 3)

ARCHITECT'S CERTIFICATE

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

Date: 31st March 2025
March 2025 Qtr

To,

Lotus ventures LLP,
1301, Lotus Trade Centre,
Near D N Nagar Metro Station,
New Link Road, Andheri (West),
Mumbai – 400053.

Subject: Certificate of Percentage of Completion of Construction Work of Kuber Villa having MahaRERA Registration Number P51800054808 being developed by Lotus ventures LLP.

Sir,

I/We Ganesh Salaskar have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work Kuber Villa having MahaRERA Registration Number P51800054808 being developed by Lotus ventures 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

Layout/Building/Wing Number _____

(to be prepared separately for each Layout /Building /Wing of the Project)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100%
2	Basements (if any)	-
3	Podiums (if any)	-
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	25%

8	Sanitary Fittings within the Flat/Premises	-
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	30%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	-
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	-

TABLE-B
Common Areas (Internal & External Development Works) in Respect of the Registered Phase/project number

Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
Internal Roads & Footpaths	No	-	
Water Supply	Yes	-	
Sewerage (chamber, lines, Septic Tank, STP)	Yes	-	
Storm Water Drains	Yes	-	
Landscaping & Tree Planting	Yes	-	
Street Lighting	No	-	
Community Buildings	No	-	
Treatment and disposal of sewage and sullage water	No	-	
Solid Waste management & Disposal	No	-	
Water conservation/ Rain water harvesting	Yes	-	
Energy management	No	-	
Fire protection and fire safety requirements	Yes	-	As per CFO NOC
Electrical meter room, sub-station receiving station	Yes	-	Ele. Meter Room
Others (option to add more)	No	-	

Signature & Name of L.S./Architect
Reidius Consultancy

**GANESH
RAJARAM
SALASKAR**
GANESH SALASKAR
License No. S/709/LS

Digitally signed by GANESH RAJARAM SALASKAR
DN: c=IN, o=Reidius Consultancy, ou=Reidius Consultancy
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serialNumber=c216002a372c0d8a3a3620a8
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Date: 2023.04.19 22:07:07 +05'30'

Agreed and Accepted by:
For, Lotus Ventures LLP

Aashish Kumar Agarwal
Partner

Date: 19th April 2025