

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: 12.09.2023

To,
M/s.Sukhkarta Developers.

Subject: Certificate of percentage of Completion of Construction Work of "SUKHKARTA NAGARI" having MahaRERA Registration No. P50500048800 being developed by M/s. Sukhkarta Developers.

Sir,

I/We **ALOK LUNIA** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of "SUKHKARTA NAGARI" having MahaRERA Registration No. P50500048800 being developed by M/s.Sukhkarta Developers.

Based on Site Inspection, with respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on 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.



Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)

TABLE - A

Block No.1 having Building No.1 to Building No.4

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	100%
2.	Basement(if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	100%
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	40%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil


Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)

TABLE - A

Block No.2 having Building No.5 to Building No.8

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	Nil
2.	Basement (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	Nil
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil



Ar. Alok Lunia
14, Pendse Layout
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)

TABLE – A**Block No.3 having Building No.9 to Building No.14**

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	Nil
2.	Basement(if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	Nil
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil


Ar. Alok Lunia14, Pendse Layout,
Chatrapati Nagar,

Reg. No: CA/99/25349

AR. ALOK LUNIA

(License No.CA/1999/25349)

TABLE - A**Block No.4 having Building No.15 to Building No.20**

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	Nil
2.	Basement(if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	Nil
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil


Ar. Alok Lunia14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349**AR. ALOK LUNIA**

(License No.CA/1999/25349)

TABLE - A

Block No.5 having Building No.21 to Building No.24

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	100%
2.	Basement(if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	100%
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil


Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)

TABLE - A

Block No.6 having Building No.25 & Building No.26

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	Nil
2.	Basement(if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	Nil
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil



Ar. Alok Lunia

14, Pendse Layout,
Chatrapati Nagar,

Reg. No: CA/99/25349

AR. ALOK LUNIA

(License No.CA/1999/25349)

TABLE - A

Block No.7 having Row House No. B1 to B8

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	100%
2.	Basement(if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	Nil
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil



Ar. Alok Lunia

14, Pendse Layout,

Chatrapati Nagar,

Reg. No: CA/99/25349

AR. ALOK LUNIA

(License No.CA/1999/25349)

TABLE – A

Block No.8 having Row House No. B9 to B18

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	100%
2.	Basement (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	Nil
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil


Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)

TABLE - A

Block No.9 having Row House No. B19 to B38

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	100%
2.	Basement (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	Nil
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil


Ar. Alok Lunia
14, Pooja Layout,
Chhatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)

TABLE – A

Block No.10 having Row House No. B39 to B58

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	Nil
2.	Basement (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	Nil
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil

Ar. Alok Lunia

14, Pendse Layout,
Chatrapati Nagar,

Reg. No: CA/99/25349

AR. ALOK LUNIA

(License No.CA/1999/25349)

TABLE - A

Block No.11 having Row House No. B59

Sr. No	Tasks / Activity	Percentage of Actual Work Done As on date of the Certificate
(1)	(2)	(3)
1.	Excavation	Nil
2.	Basement (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	Nil
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	Nil
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	Nil
8.	Sanitary Fittings within the Flat/Premises	Nil
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	Nil
10.	The 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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	Nil

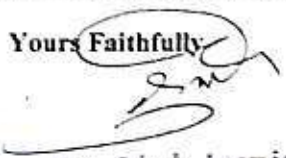

Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)

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

Sr. No	Common areas and Facilities.	Proposed (Yes/No)	Percentage of Work done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	No	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and sullage water	No	0%	
9.	Solid Waste management & Disposal	No	0%	
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	No	0%	
12.	Fire protection And fire safety requirements	No	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	0%	
14.	Others (Option to Add more)	NA	0%	

Yours Faithfully,


Ar. Alok Lunia

14, Pendra Layout,

Chatrapati Nagar,

Reg. No: CA/99/25349

Signature & Name (ALOK LUNIA) OF L.S./ Architect
(License No. CA/1999/25349)

Agreed & Accepted by:

SUKHKARTA DEVELOPERS


Proprietor

Dr. Satish Vasant Rao Chiddarwar

Dated: