



FORM-1  
(see Regulation 3)

**ARCHITECT CERTIFICATE**

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

**Date:-31/10/2022**

**Name of Promoter**

M/s Sudhanshu Infrastructure  
B-24/24A, Aniraj Tower,  
Opp.Kaka Petrol Pump,  
L.B.S. Marg, Bhandup (w),  
Mumbai - 400 078.

**Certificate for 1<sup>st</sup> April 2022 To 30<sup>th</sup> September 2022**

**Subject :-** Certificate of percentage completion construction work of Building known as “**Aniraj Tower**” of the 1s Phase of the Project [MahaRERA Registration Number] situated on the plot bearing CTS No. 613 demarcated by its boundaries (latitude and Longitude of the end points) at North side 46.35 mt, At South Side 34.72 mt, At East side 43.77 & At West side 43.77 of Village Kanjur (W). Mumbai Pin 400 078 Admeasuring 3122.00 Sq.mts. area bearing developed by Shri. Abhayjeet Dubey of **M/s. Sudhanshu Infrastructure**.

Sir,

I Shri Prabhakar Satam of M/s Prabhakar Satam & Associates have undertaken assignment as Architect of certified Percentage of Completion of Construction work of the Building of the 1<sup>st</sup> Phase of the Project, Situated on the plot bearing CTS No. 613 of Village Kanjur (W) Taluka Kurla District Mumbai Pin 400 078 admeasuring 3122.00 sq.mts. Area being developed by Shri Abhayjeet Dubey , of **M/s. Sudhanshu Infrastructure**.

1. Following technical professionals are appointed by Owner/ Promoters :-

- (i) Shri. Prabhakar Satam of M/s. Prabhakar Satam & Associates as (Architect)
- (ii) Vinayak Chopdekar as of M/s. Vinayak Chopdekar & Associates  
(Structural Consultant)
- (iii) Shri. Vijay Kelkar of M/s. Vinam Enterprises (MEP Consultant)
- (IV) Shri. Rakesh Karnik of M/s. Bhoomi Consultant 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 the date of this certificate, the percentage of work done for each of the Building / Wing of the Real Estate Project as registered vide number \_\_\_\_\_ under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each the activity of the entire phase is detailed in Table B.

**Table A**

Proposed Building on plot bearing CTS No. 613 of Village Kanjur (W) Taluka Kurla District Mumbai Pin 400 078 for Building

Sr. No.	Tasks/ Activity	Percentage of work done
1	Excavation & Piling Part basement work	100%
2	1 number of Plinth Plinth has been completed.	100%
3	Number of podium	80%
4	Stilt floor	N.A.
5	number of slab of super structure	0%
6	Internal Walls, Internal Plaster, Flooring within Flats/ Premises, Doors and Window to each of the Flat/ Premises	5% Ground floor 12 shop OCC Granted
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/ Premises	5% Ground floor 12 shop OCC Granted
8	Staircase, Lift well and Lobbies at each Floor level connecting Staircase and Lifts, Overhead and Underground water tanks	15%
9	The external plumbing and external plaster, elevation, completion of Terrace with waterproofing of the building/ Wing	5% Ground floor 12 shop OCC Granted
10	Installation of lifts, water pumps, Fire fighting fittings and Equipment as per CFO NOC, Electrical fitting to common Areas, electro, mechanical Equipment, Compliance to conditions of environment / CRZ NOC, finishing to entrance lobby/s, plinth protection,	Part CFO NOC for 12 shop on Ground floor 5%



	paving of areas appurtenant to Building/Wing, Compound wall and all other requirement as may be required to obtain Occupation/ Completion Certificate	
11	Overall Percentage of Completion of the Work done for the entire building.	<b>30 %</b>

**Table B**

Sr.No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	Yes	Proposed DP Road at East side 9.15 wide Mtr. & 30.60 Mtr. Wide L.B.S. Marg abutting to Plot	
2.	Water Supply	Yes		
3.	Sewerage (Chamber, Lines, Septic Tanks, STP)	Yes		Sewerage
4.	Storm Water Drains			Submitted
5.	Landscaping & Treeing Planting	Yes	Will be planted before OCC.	
6.	Street Lighting	Yes	Yes	Yes
7.	Community Building	Yes	Balwadi 01, welfare center 01 Society office 01, Yuva Kendra 01, Library 01 propose on upper floor.	
8.	Treatment and disposal of sewage & sullage water	Yes	Will be connected to Sewerage Before OCC	
9.	Solid waste management & Disposal	NA	NA	NA
10.	Water conservation Rain Water harvesting	Yes	Will be implemented before OCC	
11.	Energy Management	No	Not Proposed	Not Proposed
12.	Fire Protection and Fire Safety requirements	Yes	Will be submitted before CC.	Will be submitted before CC.
13.	Electrical Meter	Yes	Will be completed before submitting	

	Room, Sub-station, receiving station		OCC for the building	
14.	Others (option to Add More)	---	---	---



Arch. Prabhakar A. Satam

**PRABHAKAR SATAM & ASSOCIATES**  
**INTERIOR DESIGNER**  
 9, Nalini Apt., Sane Guruji Nagar,  
 K. B. P. Marg, Mulund (East),  
 Mumbai - 400 081, INDIA  
 Ph.: 2163 2155 Cell: 98212 19203

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