

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- Project wise)**

To

Date : 10-01-2023

M/s. Sudhanshu Infrastructures Pvt. Ltd.

B-24/24A, Aniraj Tower,
Opp. Kaka Petrol Pump,
L.B.S. Marg, Bhandup (W),
Mumbai – 400 078.

Sub : Certificate of Cost Incurred for Development of Vishnu Bhaskar Co-op. Hsg. Soc. Ltd. (Krishna Kamal building) , Redevelopment Project, situated at Plot No. 10, Damale colony road, bearing CTS No. 999 of Village Kanjur – Kanjurmarg (East) Mumbai – 400 042 demarcated by its boundaries (19.133123 N latitude and 72.937023 E longitude in the center of plot) by 6.10 Mtr road on East & West side , C.T.S. No. 1000 on South side, C.T.S. No. 998 on North side , Taluka Kurla, Mumbai Suburban District, Mumbai – 400 042 admeasuring 440 sq. mtrs area being developed by M/s. Sudhanshu Infrastructures Pvt. Ltd.

Sir,

I, Ramji P. Asundaria have undertaken assignment of certifying Estimated Cost for the Vishnu Bhaskar CHS Ltd building Redevelopment Project for Construction of 1 building, situated on the Plot No. 10, Damale colony road, bearing CTS No. 999 of Village Kanjur – Kanjurmarg (East) Mumbai – 400 042 admeasuring 440 sq. mtrs area being developed by M/s. Sudhanshu Infrastructures Pvt. Ltd.

1. Following technical professionals are appointed by Promoter :-
 - (i) R. P. Asundria as Architect
 - (ii) Vinayak Chopdekar as Structural Consultant
 - (iii) Sushil Kumar Gupta Consulting Engineer as M.E.P. Consultant.
 - (iii) Bipin D. Gaikar 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 P51800015748 under Maha RERA 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

Vishnu Bhaskar Co-op. Hsg. Soc. Ltd. (Krishna Kamal Building)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	1 number of Plinth	100%
3	0 number of Podiums	NA
4	1 Stilt	100 %
5	8 number of Slabs of Super Structure	100 %
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100 %
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %
8	Staircases, Lifts Wells and Lobbies at each, Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100 %
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100 %
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 obtain Occupation/Completion	90 %
11	Overall percentage of completion of the work done for the entire building	95 %

TABLE-B
Internal & External Development Works in Respect of the entire
Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	N. A.	N. A.
2.	Water Supply	Yes	100%	Work Completed
3.	Sewerage	Yes	100%	Work Completed
4.	Storm Water Drains	Yes	100%	Work Completed
5.	Landscaping & Tree Planting	Yes	100%	Work Completed
6.	Street Lighting	No.	N.A.	N.A.
7.	Community Buildings	No	N.A.	N.A.
8.	Treatment and disposal of sewage and sullage water	No	N.A.	N.A.
9.	Solid Waste management & Disposal	No.	100%	Work Completed
10.	Water conservation, Rain water harvesting	Yes	100%	Work Completed
11.	Energy management	No.	N.A.	N.A.
12.	Fire protection and fire safety requirements	Yes	100%	Work Completed
13.	Electrical meter room, sub-station, receiving station	Yes	100%	Work Completed
14.	Others. Mechanical Stack parking	Yes	100%	Work Completed

Note : Building is virtually completed on site and OCC is in process.

Yours Faithfully

Signature & Name of architect

R. P. Asundaria

(License NO-CA/ 98 /23287)