

R. P. ASUNDARIA
A R C H I T E C T

236, 2nd Floor, AVIOR, Nirmal Galaxy, Near Deep Mandir Cinema, L.B.S. Marg,
Mulund (West), Mumbai - 400 080. Tel. : 2567 9979

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

Date : 05-04-2022

Sub : Certificate of Cost Incurred for Development of Sudhanshu Heights Co-op. Hsg. Soc. Ltd. (Raj rajeshwari and Shuklendu buildings), Redevelopment Project, situated at Datar colony road, C.T.S. No. 716 & 719 of village Kanjur, Bhandup (E). at Datar Colony, Veer Savarkar marg. demarcated by its boundaries (19.136986 N latitude and 72.934874 E longitude in the center of plot) by 12.20 Mtr road on West side , C.T.S. No. 717 & 718 on East side, C.T.S. No. 720 on North side and C.T.S. No. 715 on South side, Taluka Kurla, Mumbai Suburban District, Mumbai – 400 042 admeasuring 836.20 sq. mtrs area being developed by M/s. Sudhanshu Infrastructures Pvt. Ltd.

Sir,

I, R. P. Asundaria have undertaken assignment of certifying Estimated Cost for the Sudhanshu Heights CHS Ltd building Redevelopment Project for Construction of 1 building, situated on the Datar colony road, bearing C.T.S. No. 716 & 719 of village Kanjur, Bhandup (E). at Datar Colony, Veer Savarkar marg. admeasuring 836.20 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 P5180009314 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.

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TABLE-A

Sudhanshu Heights Co-op. Hsg. Soc. Ltd.

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	0 %
5	14 (pt.) number of Slabs of Super Structure	80 %
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	40 %
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	30 %
8	Staircases, Lifts Wells and Lobbies at each, Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	70 %
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	20 %
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	0 %
11	Overall percentage of completion of the work done for the entire building	70 %


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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	0	Yet to start
3.	Sewerage	Yes	0	Yet to start
4.	Storm Water Drains	Yes	0	Yet to start
5.	Landscaping & Tree Planting	Yes	0	Yet to start
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.	N.A.	Yet to start
10.	Water conservation, Rain water harvesting	Yes	0	Yet to start
11.	Energy management	No.	N.A.	N.A.
12.	Fire protection and fire safety requirements	Yes	0	Yet to start
13.	Electrical meter room, sub-station, receiving station	Yes	0	Yet to start
14.	Others. Mechanical Tower parking	Yes	0	Yet to start

Yours Faithfully


Signature & Name of architect
R. P. Asundaria
(License NO. CA/ 98 /23287)