

**FORM 1**  
**ARCHITECT'S CERTIFICATE**

Date: 12/10/2017

**To**  
**Vijay Citispace Pvt. Ltd.**  
**205, Marine Chambers, 43,**  
**New Marine Lines, Mumbai – 400020**

**Subject:** Proposed Building Project known as “**VIJAY ENCLAVE**” is being constructed on plot bearing S.No. 141/2, 141/3, 208/1 at village Kavesar Tal. & Dist. Thane for **Vijay Citispace Pvt. Ltd.** as per the plan approved by the Thane Municipal Corporation vide (Old V.P No. 2001/03) V.P.No. S06/0261/17 & Permission/CC no TMC/TDD/2158/17 dtd.25/04/2017.

Certificate of Percentage of Completion of Construction Work **Two** Nos. of Building of the Project **Vijay Enclave II** [MahaRERA Registration Number P51700008755] situated on the Plot bearing Survey No. 141/2(pt.), 141/3(pt.), 208/1(pt.) demarcated by its boundaries (latitude and longitude of the end points) 19°15'13.08"N 72°58'26.22"E to the North 19°15'9.32"N 72°58' 26. 38"E to the South 19°15'12.90"N 72°58'27.51"E to the East 19°15'10.30"N 72°58'24.94 to the West of Division Konkan of Village Kavesar, Taluka Thane District Thane PIN 400607 admeasuring 4918.07 sq.mts. Area being developed **Vijay Citispace Pvt. Ltd.**

Sir,

Proposed Building Project known as “**VIJAY ENCLAVE**” is being constructed on plot bearing S.No. 141/2, 141/3, 208/1 at village Kavesar Tal. & Dist. Thane for **Vijay Citispace Pvt. Ltd.** as per the plan approved by the Thane Municipal Corporation vide (Old V.P No. 2001/03) V.P.No.S06/0261/17 & permission/CC no TMC/TDD/2158/17 dtd. 25/04/2017.



Table A

**Building No. 4 (Basement + Lower Ground + Stilt + 30 floors)**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                    | Percentage of work done |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                         | 10%                     |
| 2      | Two number of Basement and One number of Plinth                                                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 3      | One number of Podium                                                                                                                                                                                                                                                                                                                                                                                               | 0%                      |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                        | 0%                      |
| 5      | 31 number of Slabs of Super Structure (Including Terrace floor)                                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                  | 0%                      |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                           | 0%                      |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                      | 0%                      |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building.                                                                                                                                                                                                                                                                                                  | 0%                      |
| 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, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate | 0%                      |



**Building No. 5 (upper 31 – 40 floors)**

Floor nos. 31 to 40 subject to approval by the Government for **draft Comprehensive and Integrated Development Control Regulations for Municipal Corporations in Mumbai Metropolitan Region, dated 28.02.2017**, and further subject to approval of the project by Local Authority.

**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                         | Yes               | 50%                     | Internal roads completed.                                                          |
| 2.      | Water Supply                                       | Yes               | 0%                      | Water Connection to be given by Municipal Corporation after Occupancy certificate. |
| 3.      | Sewerage (chamber, lines, Septic Tank, STP)        | Yes               | 0%                      | Common STP to be given.                                                            |
| 4.      | Storm Water Drains                                 | Yes               | 0%                      | To be provided as approved by Thane Municipal Corporation.                         |
| 5.      | Landscaping & Tree Planting                        | Yes               | 62%                     | Refurbishment to be done.                                                          |
| 6.      | Street Lighting                                    | Yes               | 100%                    | Completed.                                                                         |
| 7.      | Community Buildings                                | Yes               | 0%                      | Clubhouse is proposed and common for layout.                                       |
| 8.      | Treatment and disposal of sewage and sullage water | Yes               | 0%                      | Water shall be used for toilet flushing & gardening.                               |
| 9.      | Solid Waste management & Disposal                  | Yes               | 0%                      | Organic Waste Converter Shall be provided.                                         |
| 10.     | Water conservation, Rain water harvesting          | Yes               | 0%                      | Common for both Building.                                                          |
| 11.     | Energy management                                  | Yes               | 0%                      | Common for both Building.                                                          |



| Sr. No. | Common areas and Facilities, Amenities                                                                                                                                                                                                                                                                                                          | Proposed (Yes/No) | Percentage of Work done | Details                                                            |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------|--------------------------------------------------------------------|
| 12.     | Fire protection and fire safety requirements                                                                                                                                                                                                                                                                                                    | Yes               | 0%                      | Common for both Building.                                          |
| 13.     | Electrical meter room, sub-station, receiving station                                                                                                                                                                                                                                                                                           | Yes               | 0%                      | Common for Layout.                                                 |
| 14.     | Others Common Amenities like Gymnasium, Common room containing mirror, wooden flooring for Yoga/Meditation /Aerobics & additional facility, Games room with carrom,chess & cards,Reading room & Senior citizen, Small area & childproof room with soft rubber flooring up to age of 5 years, Party Room with pantry & Open space for gathering. | Yes               | 0%                      | Amenity floor on 1 <sup>st</sup> floor common for Bldg. no 04, 05. |
| 15.     | Open Parking                                                                                                                                                                                                                                                                                                                                    | Yes               | 0%                      | Not Yet Commenced.                                                 |
| 16.     | Society Office                                                                                                                                                                                                                                                                                                                                  | Yes               | 0%                      | As per approved plan.                                              |

Yours Faithfully  
**FOR SAAKAAR**

  
**AR. MAKARAND PARANGE**  
**REG.NO. CA-92/14995**

