

FORM 1
ARCHITECT'S CERTIFICATE

Date: 25/07/2017

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. SO6/0261/17 & 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 applied] 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.SO6/0261/17 & permission/CC no TMC/TDD/2158/17 dtd. 25/04/2017.

.

I, Makarand Parange, Partner M/s. SAAKAAR have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Building No. 4, Building No. 5 of the Project Vijay Enclave II situated on the Plot bearing Survey No. 141/2(pt.), 141/3(pt.), 208/1(pt.) of Division Konkan of Village Kavesar, Taluka Thane District Thane PIN 400607 admeasuring 4918.07 sq.mts. area being developed Vijay Citispace Pvt. Ltd.**

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

- (i) M/s. SAAKAAR as Liaison Architect.
- (ii) M/s. Sanjay Puri Architects as Design Architect.
- (iii) M/s. Epicons Consultant Pvt. Ltd. as Structural Consultant.
- (iv) M/s. Pankaj Dharkar & Associates as MEP Consultant.
- (v) Mr. Bandu Kadam as Site Supervisor

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number (applied) 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.

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

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	5%
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 slab)	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/Wing,	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

Building No.4 (upper 31 – 40 floors)

Floor nos. 31 to 40 are 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.

Building No.5 (Basement + Lower Ground + Stilt + 30 floors)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
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 slab)	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/Wing,	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

5
2

Building No.5 (upper 31 – 40 floors)

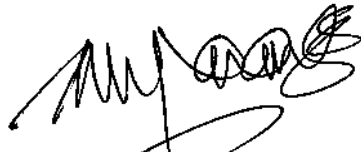
Floor nos. 31 to 40 subject to approval by the Government for **draft Comprehensive and Integrated Development Control Regulations for Municipal Corporations in Mumbai Metropolitan Region, dated 28.02.2017**, and further subject to approval of the project by Local Authority.

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 st 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
