



JOSHI DESHAWARE & ASSOCIATES

ARCHITECTS • PLANNERS

Date : 31-03-2019

To,
M/s Leading Frontier pvt. Ltd.,
9th floor, B-wing, Naman Centre,
G-Block, Bandra-Kurla complex,
Bandra (E), Mumbai 51

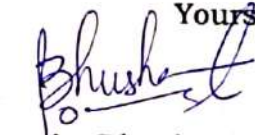
Subject: - RERA certificate for quarterly update.

Reference: - Project 'Icon' Phase 1.

Sir,

We are handing over the RERA certificate for quarterly update of the above mentioned project.

Thank you.

Yours Truly

Ar. Bhushan A Joshi
(Partner)



ARCHITECTS CERTIFICATE FOR RERA QUARTERLY UPDATE

Date: 31/03/2019

**To,
M/s Leading Frontier pvt. Ltd.,
9th floor, B-wing, Naman Centre,
G-Block, Bandra-Kurla complex,
Bandra (E), Mumbai 51**

Subject:- Certificate of Percentage of Completion of Construction Work of 2 No of Building Wing-B1 and Building Wing - A2 of the phase - I of Project The ICON (RERA registration number P51700018370) situated on the plot bearing Survey No 60/18,60/19,Survey No 61/2A to 61/2F, 61/3, 62/3, 62/5E, 62/6 ,62/7, 62/9C, 62/10, 60/9PT, 62/3PT at Thane (M Corp.), Thane, Thane, 400608; 19.224200, 72.985743 to the North 19.222275, 72.985582 to the South 19.223612, 72.986365 to The East 19.223359, 72.985175 to the west division konkan of Village - Dhokali, Taluka - Thane , District- Thane, Pin - 400608, admeasuring 6236.96 sq.mtrs area being developed by M/s Leading frontier pvt. Ltd.

Sir,

We M/s JOSHI DESHAWARE AND ASSOCIATES have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 2 No of Building Wing - B1 and Building Wing - A2 of the phase - I of Project 'The Icon', situated on the plot bearing Survey No. 560/18,60/19,Survey No 61/2A to 61/2F, 61/3, 62/3, 62/5E, 62/6 ,62/7, 62/9C, 62/10, 60/9PT, 62/3PT at Thane (M Corp.), Thane, Thane, 400608, admeasuring 6236.96 sq. mtrs area developed by M/s Leading Frontier pvt. Ltd.

1. Following Technical Professional are appointed by Promoters (Credentials of Professionals are verified by promoter):-
 - (i) M/s Architect Hafeez contractor as Architect. (design architect)
 - (ii) M/s Design Consortium as Liason Architect
 - (iii) M/s MAHIMTURA CONSULTANTS as Structural Consultant.
 - (iv) M/s PRISM CONSULTING ENGINEER as MEP Consultant.
 - (v) Mr. Nitesh Naik as Senior Project Engineer.





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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 building of the Real Estate Project as registered vide Number (P51700018370) 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		
Bldg - Wing B1 and Wing A2		
Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100%
2	2 Number of Plinth	100%
3	3 number of Podiums	85%
4	One Stilt Floor	100%
5	60 numbers of Slabs of Super Structure	4%
6	Internal walls, Internal Plaster, Flooring within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	2%
7	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat / Premises	0%
8	Staircase, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	4%
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, 25% 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%



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P.T.O



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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	Yes	0%	Proposed Internal access to individual Wings.
2	Water Supply	Yes	0%	After O.C.
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Common STP proposed for all phases.
4	Storm Water Drains	Yes	0%	As per TMC NOC.
5	Landscaping & Tree Planting	Yes	0%	As per approved plan commonly for all Phases.
6	Street Lighting	Yes	0%	Only for Internal Roads & Footpath.
7	Community Buildings	Yes	0%	Common Clubhouse proposed for all phases.
8	Treatment and disposal of sewage and sludge water	Yes	0%	Common STP proposed for all phases.
9	Solid Waste management & Disposal	Yes	0%	Provision for OWC as per EC.
10	Water conservation, Rain water harvesting	Yes	0%	Rain water harvesting proposed as per EC.
11	Energy management	Yes	0%	Solar panels to be provided
12	Fire protection and fire safety requirements	Yes	0%	As per CFO NOC
13	Electrical meter room, Sub-station, receiving station	Yes	0%	Electrical meter room and generator are proposed.
14	Children's play area	Yes	0%	To be Completed on subsequent Phases
15	D.G. Backup	Yes	0%	DG backup is provided for the lifts.



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16	Security system	Yes	0%	Security systems proposed for the entire project.
17	Swimming pool	Yes	0%	Common swimming pool is proposed for all wings.
18	Aggregate area of recreational Open Space	Yes	0%	To be completed in sub-sequent phases
19	Open parking	Yes	0%	To be completed in sub-sequent phases

Yours Faithfully,

Mr. Bhushan Ashok Joshi
JOSHI DESHAWARE & ASSOCIATES
License No.CA/2010/49068

