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**FORM 1**

Date: 24/07/2017

To

The Vijay Suraksha Realty LLP.

205, Marine Chambers, 43,

New Marine Lines, Mumbai - 400020.

Subject : Proposed Project Orovia located at S. No. 76/4, 76/1, 76/3, 106/1/1, 106/1/2, 106/2, 107(Pt.), 111/1, 111/2, 112/2, 112/1(pt.), 112/1(pt.), 112/3, 112/4, 113/1C, 113/2, 114/1, 114/2, 114/3, 114/4, 114/5, 114/6, 114/7, 114/8, 114/9, 114/10, 114/11, 114/12, 115/1/1, 116/1, 116/2 (Pt.), 116/3, 116/5, 116/6, 116/7 at village Kavesar, off. G .B. Road, Thane (W) is approved by Thane Municipal Corporation vide sanction No. V.P.No.S06/0017/08 TMC/TDD/1478/15 dtd. 13.08.2015.

Certificate of Percentage of Completion of Construction Work of Six No. of Buildings T1 (Ivy), T2 (Fern), T3 (Periwinkle), T4 (Indigo), C2(Marigold) and C3(Marigold) of the RERA Phase I of the Project "Orovia" [MahaRERA Registration Number (applied)] situated on the Plot bearing Survey nos. 106/1/1(PT), 106/2(PT), 111/1(PT) & 2(PT), 76/4(PT) demarcated by its boundaries (latitude and longitude of the end points) 19°15'49.25"N 72°58'46.17"E to the North 19°15'45.82"N 72°58'49.68"E to the South 19°15'47.97"N 72°58'51.31"E to the East 19°15'47.19"N 72°58'44.36"E to the West of Division Konkan village Kavesar, Sector - VI, G. B. Road Taluka Thane District Thane PIN 400607 admeasuring 12,813.19 sq.mts. area being developed by M/s. Vijay Suraksha Realty LLP.

Sir,

Proposed Project Orovia located at S. No. 76 H. No. 1, 3, 4, S. No. 106 H. No. 1/1, 1/2, 2, S. No. 107(pt.), S. No. 111 H. No. 1, 2, S. No. 112, H. No. 1(pt.), 2, 3, 4, S. No. 113 H. No. 1/C, 2, S. No. 114 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, S. No. 115 H. No. 1/1, S. No. 116 H. No.1, 2 [pt.], 3, 5, 6, 7 at village Kavesar, off. G .B. Road, Thane (W) is approved by Thane Municipal Corporation vide sanction No. V.P.No.S06/0017/08 TMC/TDD/1478/15 dtd. 13.08.2015.



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I / We **Scapes Architects** have undertaken assignment as **Architect** of certifying Percentage of Completion of Construction Work of the Six No. of Buildings T1 (Ivy - Basement + 2 Level Podium +

Stilt + 1st to 27th upper floors), T2 (Fern - Basement + 2 Level Podium + Stilt + 1st to 27th upper floors), T3 (Periwinkle - Basement + 2 Level Podium + Stilt + 1st to 27th upper floors) & T4 (Indigo - Basement + 2 Level Podium + Stilt + 1st to 27th upper floors), C2 (Marigold - Basement + Ground + 1<sup>st</sup> + 2<sup>nd</sup> part upper floor) and C3 (Marigold - Basement + Ground + 1<sup>st</sup> + 2<sup>nd</sup> part upper floor) of the RERA Phase I of the Project "Orovia" situated on the plot bearing Survey nos. 106/1/1(PT), 106/2(PT), 111/1(PT) & 2(PT), 76/4(PT) of Division Konkan village Kavesar, Sector - VI, G. B. Road Taluka Thane District Thane PIN 400607 admeasuring 12,813.19 sq.mts. area being developed by M/s. Vijay Suraksha Realty LLP.

Full FSI + TDR potential as per new TDR policy dated 29.01.2016 is 1,33,254.65 sqm for larger layout.

New Unified draft DCR for MMR region dated 28.02.2017 is under suggestion and objections and Full FSI + TDR potential once approved by the authorities will be 1,51,196 sqm for larger layout.

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

- (i) **M/s. Scapes Architects** as Liaisoning Architect
- (ii) **M/s. SSA Architects** as Design Architect
- (iii) **M/s. Epicons Consultant Pvt. Ltd.** as Structural Consultant
- (iv) **M/s. Engineering Creations Public Health Consultancy Pvt. Ltd.** as MEP Consultant
- (v) **Mr. Sandeep Sonar** 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 Number 1 - T1 (Iy - Basement + 2 Level Podium + Stilt + 1<sup>st</sup> to 27<sup>th</sup> upper floors)**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | One number of Basement and One number of Plinth                                                                                                                                                                                                                                                                                                                                                                         | 100%                    |
| 3      | Two number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 100%                    |
| 5      | 27 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                   | 14%                     |
| 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 Number 2 - T2 (Fern - Basement + 2 Level Podium + Stilt + 1<sup>st</sup> to 27<sup>th</sup> upper floors)**

| Sr. No | Tasks /Activity                                 | Percentage of work done |
|--------|-------------------------------------------------|-------------------------|
| 1      | Excavation                                      | 100%                    |
| 2      | One number of Basement and One number of Plinth | 100%                    |



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|    |                                                                                                                                                                                                                                                                                                                                                                                                                         |      |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 3  | Two number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                   | 100% |
| 4  | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 100% |
| 5  | 27 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                   | 4%   |
| 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 Number 3 – T3 (Periwinkle - Basement + 2 Level Podium + Stilt + 1<sup>st</sup> to 27<sup>th</sup> upper floors)**

| Sr. No | Tasks /Activity                                                                                                   | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                        | 100%                    |
| 2      | One number of Basement and One number of Plinth                                                                   | 100%                    |
| 3      | Two number of Podiums                                                                                             | 100%                    |
| 4      | Stilt Floor                                                                                                       | 0%                      |
| 5      | 27 number of Slabs of Super Structure                                                                             | 0%                      |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises | 0%                      |

*(Signature)*



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|    |                                                                                                                                                                                                                                                                                                                                                                                                                         |    |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 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 Number 4 - T4 (Indigo - Basement + 2 Level Podium + Stilt + 1<sup>st</sup> to 27<sup>th</sup> upper floors)**

| Sr. No | Tasks /Activity                                                                                                               | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                    | 100%                    |
| 2      | One number of Basement and One number of Plinth                                                                               | 100%                    |
| 3      | Two number of Podiums                                                                                                         | 0%                      |
| 4      | Stilt Floor                                                                                                                   | 0%                      |
| 5      | 27 number of Slabs of Super Structure                                                                                         | 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                                                   | 0%                      |



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|  |                                                                                                                                                                                                                                                                                                                                             |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | 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 |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Building – C2 (Marigold - Basement + Ground + 1<sup>st</sup> + 2<sup>nd</sup> part upper floor)**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | One number of Basement and One number of Plinth                                                                                                                                                                                                                                                                                                                                                                         | 0%                      |
| 3      | Zero number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                  | 0%                      |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 0%                      |
| 5      | 2 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                    | 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 – C3 (Marigold - Basement + Ground + 1<sup>st</sup> + 2<sup>nd</sup> part upper floor)**

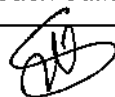
| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | One number of Basement and One number of Plinth                                                                                                                                                                                                                                                                                                                                                                         | 0%                      |
| 3      | Zero number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                  | 0%                      |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 0%                      |
| 5      | 2 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                    | 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%                      |

**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%                      | Shared by Entire Layout as per Thane Municipal Corporation approved plan |

|     |                                                    |     |      |                                                                                                                                                     |
|-----|----------------------------------------------------|-----|------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.  | Water Supply                                       | Yes | 0%   | Water connection to be given by Thane Municipal Corporation after occupation certificate.                                                           |
| 3.  | Sewerage (chamber, lines, Septic Tank , STP)       | Yes | 0%   | STP To be provided as shared amenity as per Thane Municipal Corporation approved plan                                                               |
| 4.  | Storm Water Drains                                 | Yes | 0%   | Shared by Entire Layout as per Thane Municipal Corporation approved plan                                                                            |
| 5.  | Landscaping & Tree Planting                        | Yes | 0%   | Shared by Entire Layout                                                                                                                             |
| 6.  | Street Lighting                                    | Yes | 0%   | Shared by Entire Layout                                                                                                                             |
| 7.  | Community Buildings                                | No  | None | Not Applicable                                                                                                                                      |
| 8.  | Treatment and disposal of sewage and sullage water | Yes | 0%   | Water Shall be used for toilet flushing and gardening.                                                                                              |
| 9.  | Solid Waste management & Disposal                  | Yes | 0%   | Organic waste converter shall be provided and shared by Entire Layout.                                                                              |
| 10. | Water conservation, Rain water harvesting          | Yes | 0%   | Rain water harvesting shall be provided as per Thane Municipal Corporation approved plan                                                            |
| 11. | Energy management                                  | Yes | 0%   | Energy efficient lighting fixtures, pumps & DG back up is proposed for essential common amenities of building (i.e. lifts, common light, pump etc.) |
| 12. | Fire protection and fire safety requirements       | Yes | 0%   | As per Chief Fire Officer NOC                                                                                                                       |
| 13. | Electrical meter room, sub-station,                | Yes | 0%   | Electrical meter room is proposed for each building & substation shall be                                                                           |



|     |                                                                                                                                                                                                                                                                                            |     |      |                                                                                              |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|----------------------------------------------------------------------------------------------|
|     | receiving station                                                                                                                                                                                                                                                                          |     |      | shared by Entire Layout.                                                                     |
| 14. | Others Common Amenities like Common room containing mirror, wooden flooring for Yoga/Meditation & additional facility, Games room with carom, chess & cards, Reading room & Senior citizen area, Small area & childproof room with soft rubber flooring up to age of 5 years, hobby rooms. | Yes | 0%   | To be provided as per approved plan by Thane Municipal Corporation & shared by Entire Layout |
| 15. | Society Office                                                                                                                                                                                                                                                                             | Yes | 0%   | To be provided as per Thane Municipal Corporation approved plan                              |
| 16. | Open Parking                                                                                                                                                                                                                                                                               | No  | None | Not applicable                                                                               |

Yours Faithfully,

For Scapes



Ar. Subhash Gupte

Regn. No. CA/80/566