

Ref. No.: AR-535/2023

Date : 30/6/2023

Form 1

(See Regulation 3)

CONSULTING CIVIL ENGINEER & ASST. ARCHITECTS CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and Withdrawal of Money from Designated Account)

To,
SHRI. MANOJ M. PUROHIT,
Ramdev Niwas, Canewood Park,
Behind Seven Square School, Mira Road (E).

Subject: Certificate of percentage of completion of construction work of the project "**Ramdev Ritu Heights**", "**Bldg. No. 1, 3, 4 (Ground +3rd floor)**" & "**Bldg. No. 2 (Part Ground + 22nd Floor)**" in Plot-A (MahaRERA Registration Number P51700019982) situated on the plot bearing Survey No. **109/4, 110/2**, Village - **Ghodbunder**, Taluka- Thane, District - Thane, PIN- 401107. Admeasuring total plot area 7499.37 Sq. mtrs., & Admeasuring total built up area 12,144.82 Sq. mtrs., being developed by **SHRI. MANOJ M. PUROHIT.**

Sir,

I undersigned, **Shri. Basavaraj S. Gadekar** (M/s. Tej's' Consultants) have undertaken assignment as Consulting Civil Engineer of certifying percentage of completion of construction work of the project "**Ramdev Ritu Heights**", "**Bldg. No. 1, 2, 3, 4** in Plot-A (MahaRERA Registration Number P51700019982) being developed by **SHRI. MANOJ M. PUROHIT.**

Based on Site Inspection, with respect to the building of the aforesaid Real estate project, I certify that as on the date of this certificate, the percentage of work done for buildings "**Bldg. No. 1, 2, 3, 4** in Plot-A of the Real Estate Project "**Ramdev Ritu Heights**", as registered vide number P51700019982 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the building and Overall Percentage of the work done with respect to entire Project is detailed in Table B.

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Table A

Building No. 1 (Ground +3rd floor)

Sr. No.	Tasks/ Activity	Percentage of work done
1	Excavation	100%
2	Plinth	100%
3	<u>NA</u> number of Podiums	NA
4	Stilt Floor	100%
5	<u>4</u> number of Slabs of Super Structure RCC Super structure slabs - 4 No. Number of slab- 4No./4Slab (Ground +3 rd Floor)	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat /Premises	85%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the flat/ Premises	40%
8	Staircase, Lift Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	45%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building	50%
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	40%

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Table A

Building No. 2 (Part Ground +22nd floor)

Sr. No.	Tasks/ Activity	Percentage of work done
1	Excavation	100%
2	Plinth	100%
3	NA number of Podiums	NA
4	Stilt Floor	100%
5	23 number of Slabs of Super Structure RCC Super structure slabs -23 No. Number of slab- 23No./23Slab (Part Ground +22 nd Floor)	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat /Premises	90%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the flat/ Premises	50%
8	Staircase, Lift 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	70%
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	60%

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Table A

Building No. 3 (Ground +3rd floor)

Sr. No.	Tasks/ Activity	Percentage of work done
1	Excavation	100%
2	Plinth	100%
3	<u>NA</u> number of Podiums	NA
4	Stilt Floor	100%
5	<u>4</u> number of Slabs of Super Structure RCC Super structure slabs -4No. Number of slab- 4No./4Slab (Ground +3 rd Floor)	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat /Premises	85%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the flat/ Premises	40%
8	Staircase, Lift Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	45%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building	50%
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	40%

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Table A

Building No. 4 (Ground +3rd floor)

Sr. No.	Tasks/ Activity	Percentage of work done
1	Excavation	100%
2	Plinth	100%
3	NA number of Podiums	NA
4	Stilt Floor	100%
5	4 number of Slabs of Super Structure RCC Super structure slabs -4 No. Number of slab- 4No./4Slab (Ground +3 rd Floor)	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat /Premises	85%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the flat/ Premises	40%
8	Staircase, Lift Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	45%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building	50%
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	40%

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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, and Footpaths	Yes	NA	
2	Water Supply	Yes	0%	Water Connection will be given by MBMC after O.C.
3	Sewerage (Chamber, lines, Septic tank, STP)	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping and Tree Planting	Yes	0%	
6	Community Buildings	No	NA	
7	Street lighting	Yes	100%	
8	Treatment and disposal of sewage and sullage water	No	NA	
9	Solid waste Management & Disposal	No	NA	
10	Water Conservation Rain water harvesting	Yes	70%	
11	Energy Management	NO	NA	
12	Fire Protection and fire Safety requirements	Yes	90%	
13	Electrical meter room, sub-station, receiving station	Yes	50%	
14	Others (Option to Add more)	NA	NA	

Yours faithfully,

For **TEJ'S' CONSULTANTS**

CONSULTING CIVIL ENGINEER & ASST. ARCHITECTS

(BASAVARAJ GADEKAR)

MNP/NR/2632/2020-21

Agreed and Accepted by:

SHRI. MANOJ M. PUROHIT

Date :