



Ref: JA/2021/0213

Date: 13/09/2021

FORM 1

ARCHITECT'S CERTIFICATE

To,

M/s. Agile Real Estate Pvt. Ltd.,
101, Kalpataru Synergy,
Opp. Grand Hyatt,
Santacruz East, Mumbai 400055.

Subject: Certificate of Percentage of Completion of Construction Work of Sector 5 - Wing B for having 1 Building(s)/Wing(s) as Wing B, which is defined as the Project [MahaRERA Registration No:P51700020237] situated on the Plot bearing CTS No. NEW S.NO. 79/7-Part, 83/1-Part, 83/2A-Part, 89/3-Part of village Balkum of village Thane Municipal Corporation, demarcated by its boundaries 19°13'48.72"N 72°59'29.79"E to the North, 19°13'47.79"N 72°59'29.48"E to the South, 19°13'48.04"N 72°59'30.40"E to the East, 19°13'48.45"N 72°59'28.84"E to the West of Division Konkan, Village Thane Municipal Corporation, Taluka Thane Municipal Corporation, District Thane, PIN 400607 admeasuring 1209.120 Sq.mts. area being developed by Agile Real Estate Pvt. Ltd.

Sir,

I Mr. Nandkumar V. Jethe have undertaken assignment as Licensed Architect of certifying percentage of Completion of Construction Work of **Sector 5 - Wing B** having 1 Building(s)/Wing(s) as **Wing B**, situated on the Plot bearing CTS No. NEW S.NO. 79/7-Part, 83/1-Part, 83/2A-Part, 89/3-Part of village Balkum of village Thane Municipal Corporation, of Division Konkan, Village Thane Municipal Corporation, Taluka Thane, District Thane, PIN 400607 admeasuring 1209.120 Sq.mts. area being developed by Agile Real Estate Pvt. Ltd.



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

- (i) Shri Atul Gulati as the Architect/L.S.;
- (ii) Dr. Kelkar Designs Pvt. Ltd. as the Structural Consultant;
- (iii) S.N.JOSHI CONSULTANTS PVT.LTD as the MEP Consultant;
- (iv) Shri Zankar Borse as the Site Supervisor;

2. Based on Site Inspection, with respect to each of the Building(s)/Wing(s) of the aforesaid Real Estate Project, I certify that as on **30-June-2021** (As on date), the Percentage of Work done for Building(s)/Wing(s) of the Real Estate Project [MahaRERA Registration No:P51700020237] is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

Table A

S. No	Items of Work	Work completion (in %)
1	Excavation	0%
2	2 number of Basement(s) and Plinth	0%
3	4 number of Podiums	0%
4	Stilt Floor	0%
5	45 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, Lift wells & Lobbies, overhead and underground water tanks & Lift Machine Room	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	0%



	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	
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TABLE-B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)	Details
1	Internal Roads & footpaths	YES	0%	To be done before completion of all Sector 5 Projects
2	Water Supply	YES	0%	Supply from local authority
3	Sewerage lines, chambers, Septic tank, STP	YES	0%	STP only
4	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	To be done before completion of all Sector 5 Projects
5	Landscaping & Tree Planting	YES	0%	To be done before completion of all Sector 5 Projects
6	Street lighting	YES	0%	To be done before completion of all Sector 5 Projects
7	Community Building ,Club House ,Swimming Pool and Fitness center	YES	0%	Common Amenities as per AFS
8	Treatment and disposal of sewage and sullage water	YES	0%	To be done before completion of all Sector 5 Projects
9	Solid Waste management & Disposal	YES	0%	To be done before completion of all Sector 5 Projects
10	Water conservation, Rain water harvesting	YES	0%	To be done before completion of all Sector 5 Projects



11	Energy management	YES	0%	To be done before completion of all Sector 5 Projects
12	Fire protection and fire safety requirements	YES	0%	To be done before completion of all Sector 5 Projects
13	Electrical meter room, sub-station, receiving station	YES	0%	Electrical Meter Room and Substation only
14	2 no of common Basement	YES	0%	Common development as per AFS
15	4 nos of common Podium	YES	0%	Common development as per AFS
16	Aggregate area of Recreational Open Space	YES	0%	8778.94 sq Mts. Common RG as per AFS
17	Others: Compound wall, gates, gate houses, Bore wells, all parking levels other than below buildings, , Temporary Structures, shops	YES	39%	To be done before completion of all Sector 5 Projects
18	All parking levels other that below buildings	YES	6%	To be done before completion of all Sector 5 Projects

The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for **Wing B** each consisting of 2 Basement + Ground/plinth + 4 Podiums + Stilt + 44 floors.

The certificate is issued considering that the Promoter has ensured that the execution of the work is as per approved plans and the quality, specifications of the work/construction, the materials used are as per the disclosures made to the allottees in the project.

Yours Faithfully,



Mr. Nandkumar V. Jethe
(Licensed Architect)
(License No: CA/96/20792)