

FORM 1

ARCHITECT'S CERTIFICATE

Date: 25th July, 2017.

To
Piramal Estates Private Ltd,
Balkum, Thane (W) – 400608.

Subject: Certificate of Percentage of Completion of Construction Work of 2 No. of Building(s) of the Project [] situated on the Plot bearing Survey no 7/1to14, 8/1to37, 39to42, 9/1to17, 10/2to9, 10/10A, 10/10B, 10/11to18, 88/6, 99/13B,15B, 100/14A, 15B, 16B, 17A,B,18A,19B,20, 100/24to30, 100/31A&B, 100/32&33, 101/2&3, 105/1to20 (for whole development) demarcated by its boundaries NORTH: N 236464 E -10696; EAST: N 163188 E 16660; SOUTH: N 149953 E -18587; N 155587 E -57560 & N 176037 E -82849; WEST: N 205250 E -93819 (EXTENTS OF PLINTH AREA) of village Balkum, Taluka & District Thane, PIN 400608, admeasuring 5703.87 SQMT (PLINTH AREA) being developed by Piramal Estates Private Limited

Sir,

I/We Scapes have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 4 Buildings of the Project, situated on the plot bearing Survey no 7/1to14, 8/1to37, 39to42, 9/1to17, 10/2to9, 10/10A, 10/10B, 10/11to18, 88/6, 99/13B,15B, 100/14A, 15B, 16B,17A,B,18A,19B,20, 100/24to30, 100/31A&B, 100/32&33, 101/2&3, 105/1to20 (for whole development) of village Balkum, Taluka and District Thane. PIN-400608 admeasuring 5703.87 sq.mts. area being developed by Piramal Estates Private Limited.

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

- (i) M/s Scapes as L.S./Architect
- (ii) M/s BuroHappold Engineering as Structural Consultant
- (iii) M/s BuroHappold Engineering as MEP Consultant
- (iv) M/s Turner Project Management India Pvt. Ltd. as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing 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/Wing of the Real Estate Project as registered vide number _____ under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the larger layout is detailed in Table B.



Table A – VRAJ (Tower 1)

Sr.No	Description of Task Activity of Said Project	Percentage of Work
1	Excavation	0%
2	1 number of basement(s) and Plinth	0%
3	5 number of Podiums (Non-Tower)	0%
4	Ground Floor	0%
5	29 number of slabs of Superstructure	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 A – VIDIT (Tower 2)

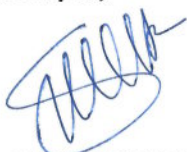
Sr.No	Description of Task Activity of Said Project	Percentage of Work
1	Excavation	0%
2	1 number of basement(s) and Plinth	0%
3	5 number of Podiums (Non-Tower)	0%
4	Ground Floor	0%
5	30 number of slabs of Superstructure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and 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

Sr.No	Common areas and Facilities/Amenities	Proposed (Yes/No)	% completion	Details
1	Internal roads and footpaths	Yes	0%	as part of larger layout; footpaths shall also formulate as sidewalks, walkways etc.
2	Water supply	Yes	0%	
3	Sewage (chamber, lines, STP)	Yes	0%	STP – shall be a common facility as part of larger layout
4	Storm water drains	Yes	0%	
5	Landscaping and tree planting	Yes	0%	
6	Street lighting	Yes	0%	
7	solid waste management and disposal	Yes	0%	Collection, segregation & disposal by local body carting.
8	water conservation, rain water harvesting	Yes	0%	As per statutory requirements
9	energy management	No	N.A.	
10	fire protection	Yes	0%	As per statutory requirements
11	electrical meter room, sub-station, receiving station	Yes	0%	Receiving Station – shall be a common facility as part of larger layout & managed by MSEDCL
12	aggregate area of recreational open space and open parking	Yes	0%	As per statutory requirements
13	Project Amenities	Yes – within the project extent	0%	• Indoor Games room • Day Care/crèche room

Yours Faithfully
For Scapes,



Ar. SUBHASH GUPTA

CA/80/5667