

GRIT ARCHITECTURAL CONSULTANCY PVT. LTD.

HDIL 'Kaledonia' 504/B, 5th Floor, Vijay Nagar, Sahar Road, Andheri (E), Mumbai - 400 069
Tel : 26846905/26846305 email : office@deodharassociates.com

Form 1
(See Regulation 3)
Architect's Certificate

Date : 20/07/2020

To,
Rupvakula Properties Pvt Ltd
B/112, 1st Floor, Kailash Plaza,
Vallabh Baug Lane,
Ghatkopar (East),
Mumbai – 400 077.

Subject : Certificate of Percentage of Completion of construction work of 01 no of building (Sale building-1) of the Project (MahaRERA Registration No.- P51800020122) under S.R.A Scheme situated on the plot C.T.S. nos. 184 C, 222 of Village- Ghatkopar, 1A(Pt) of Village- Vikhroli, Laxmi Nagar, Ghatkopar (W), Mumbai- 400075 for "Ghatkopar Laxmi Nagar Shree Rameshwar CHS Ltd" demarcated by its boundaries Exhibition Ground to the North, Gangawadi Nalla to the South, Pant Nagar Nalla to the East, 13.40 mt. wide DP Road to the West, of Division/Village Ghatkopar, Taluka Ghatkopar, District Mumbai, Pin- 400 075 admeasuring 788.10 sq.mt. area being developed by **Rupvakula Properties Pvt Ltd**.

Sir,

I **Dr. Sushma Deodhar**, have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the 01 Building (Sale Building-1) of the Project situated on the plot bearing C.T.S. nos. 184 C, 222 of Village- Ghatkopar, 1A(Pt) of Village- Vikhroli, Laxmi Nagar, Ghatkopar (W), Mumbai- 400 075 admeasuring 788.10 sq.mt. are being developed by **Rupvakula properties Pvt Ltd**.

Following technical professionals are appointed by owner / promoter:-

- (1) Dr. Sushma Deodhar of Grit Architectural Consultancy Pvt Ltd
- (2) Shri. Fakhri Hasamwala of Fakhri A Hasamwala and Associates as Structural Consultant
- (3) Pyrotech Consultants as MEP Consultants
- (4) Shri. Harshad Jamsandekar 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 P51800020122 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*
(Sale Building-4)

Sr. no.	Tasks / Activity	Percentage of work done
		Sale Building-1 (Gr.+16)
1	Excavation	80%
2	Basement(s) and/or Plinth	80% (Plinth)
3	number of Podiums	NIL
4	Stilt Floor	0%
5	17 number of Slabs of Super Structures (Sale building-1)	0%
6	Internal walls, Internal Plaster, Flooring 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 Staircase 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 requirement as may be required to obtain Occupation/Completion Certificate.	0%

TABLE B
(Sale Building-4)

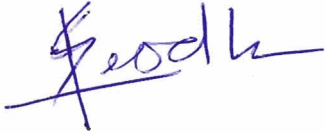
Internal & External Development Works in respect of the entire registered phase II:

Sr. no.	Common areas and facilities, amenities	Proposed	Percentage	Details
1.	Internal roads & footpaths	Yes (D.P. roads)	Nil	will be done before Occupation Certificate (O.C) of Sale Bldg
2.	Water supply	Yes	0%	will be done before Occupation Certificate (O.C) of Sale Bldg
3.	Sewerage (Chamber, lines, septic Tank, STP)	Yes	0%	will be done before Occupation Certificate (O.C) of Sale Bldg
4.	Storm water Drains	Yes	0%	will be done before Occupation Certificate (O.C) of Sale Bldg
5.	Landscaping & Tree planting	Yes	0%	will be done before Occupation Certificate (O.C) of Sale Bldg
6.	Street lighting	Yes	0%	will be done before Occupation Certificate (O.C) of Sale Bldg
7.	Community buildings	No	--	N.A.
8.	Treatment and disposal of sewage and sullage water	Yes	0%	will be done before Occupation Certificate (O.C) of Sale Bldg
	Solid Waste management & Disposal	No	Nil	N.A.
10.	Water conservation, Rain water harvesting	Yes	0%	will be done before Occupation Certificate (O.C) of Sale Bldg
11.	Energy management	No	Nil	N.A.
12.	Fire protection and fire safety requirements	Yes	0%	will be done before Occupation Certificate (O.C) of Sale Bldg

13.	Electrical meter room, sub-station, receiving station	Yes	0%	will be done before Occupation Certificate (O.C) of Sale Bldg
14.	Others	--	--	--

Yours faithfully,

For **Grit Architectural Consultancy Pvt Ltd**



Dr. Sushma Deodhar

Architect

(License No.CA//)