

1st Set
original

FORM 1

ARCHITECT'S CERTIFICATE

281/2229, Motilal nagar No.1,
Shreerang Sable Marg,
Goregaon (w), Mumbai 400 104

P + 91 22 2872 2184 / 7116
E spmoulders@yahoo.co.in
W www.spacemoulders.com

18th July, 2018

To,
3 Aces Realty,
Kanchwala Estate,
Behind Tel. Exchange,
Chembur Naka,
Mumbai – 400 071

Subject: Certificate of Percentage of Completion of Construction Work of Chawl No. 188 & 189, of the - Phase of the Project situated on the Plot bearing CTS No. 346. demarcated by its boundaries (latitude and longitude of the end points) Lat – 19°6'55.19"N; Long – 72°56'1.8"E to the North, Lat – 19°6'54.16"N; Long – 72°56'1.75"E; to the South, Lat – 19°6'54.57"N; Long – 72°56'2.44"E; to the East, Lat – 19°6'54.54"N; Long – 72°56'1.28"E; to the West of Division Konkan village Hariyali, taluka - Kurla, District - Mumbai PIN – 400 083 admeasuring – 1273.06 sq.mts. area being developed by 3 Aces Realty Pvt. Ltd.

Sir,

We have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Chawl No. 188 & 189, of the - phase of the Project, situated on the plot bearing CTS No. 346 of Division – Konkan, village Hariyali, taluka – Kurla, District - Mumbai PIN – 400 083 admeasuring 1273.06 sq.mts. area being developed by 3 Aces Realty Pvt. Ltd.

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

- (i) M/s. SPACE MOULDERS as Architect
- (ii) M/s. Sura & Associates as Structural Consultant.
- (iii) M/s. Yunus & Associates 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 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
Chawl No. 188 & 189

Sr. No.	Tasks / Activity	Percentage of work done (%)
1	Excavation	00
2	a. ____ number of Basement(s)	N. A.
	b. ____ number of Plinth	00
3	____ number of Podiums	N. A.
4	Stilt Floor	00
5	Slabs of Super Structure	00
6	a. Internal walls	00
	b. Internal Plaster	00
	c. Floorings within Flats/Premises	00
	d. Doors and Windows to each of the Flat/Premises	00
7	a. Sanitary Fittings within the Flat/Premises,	00
	b. Electrical Fittings within the Flat/Premises	00
8	a. Staircases	00
	b. Lifts Wells at each Floor	00
	c. Lobbies at each Floor level connecting Staircases and Lifts	00
	d. Overhead and Underground Water Tanks	00
9	a. External plumbing	00
	b. External plaster	00
	c. Elevation	00
	d. Completion of terraces with waterproofing of the Wing	00

10	a. Installation of lifts,	00
	b. Water Pumps	00
	c. Fire Fighting Fittings and Equipment as per CFO NOC	00
	d. Electrical fittings to Common Areas	00
	e. Electro mechanical equipment	00
	f. Compliance to conditions of environment /CRZ NOC,	00
	g. Finishing to entrance lobby/s	00
	h. Plinth protection	00
	i. Paving of areas appurtenant to Building/Wing,	00
	j. Compound Wall	00
	k. Other requirements as may be required to Obtain Occupation /Completion Certificate	00

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
	Internal Roads & Footpaths	No	00	-
2	Water supply	Yes	00	Work not yet started
3	Sewerage (Chamber, lines, septic tank, STP)	Yes	00	Work not yet started
4	Storm Water Drains	Yes	00	Work not yet started
5	Landscaping & Tree Planting	Yes	00	Work not yet started
6	Street Lighting	No	00	-
7	Community Buildings	No	00	-
8	Treatment and disposal of sewage and sullage water	No	00	-
9	Solid waste management & Disposal	Yes	00	Work not yet started
10	Water conservation, Rainwater harvesting	Yes	00	Work not yet started
11	Energy Management	No	00	Work not yet started
12	Fire protection and fire safety requirements	Yes	00	Work not yet started
13	Electrical meter room	Yes	00	Work not yet started
14	Other (option to Add more)	-	00	-

Yours faithfully

For **SPACE MOULDERS**



CHANDAN KELEKAR

Reg. No. CA/87/11009

18th July, 2018

**Proposed redevelopment of Shubhalakshmi C.H.S.L. bearing existing Chawl No.188, 189, C.T.S. No. 346 at Hariyali Village, Tagore Nagar, Vikroli (East), Mumbai.
 For 3 Aces Realty C.A. to Tagore Nagar Shubhalakshmi C.H.S.L.**

**THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 –
 definition-**

"Carpet area" means the net usable area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Sr. No.	New Flat No.	Floor	Carpet Area excluding internal Partition walls (Sq. mts.) (As per Sale Plan)	Carpet Area as per above definition including internal partition walls (Sq.mts.)
1	101	1 st	115.57	118.41
2	102	1 st		
3	103	1 st		
4	104	1 st	43.93	45.77
5	105	1 st	43.93	45.77
6	106	1 st	43.87	45.72
7	201	2 nd	36.32	37.62
8	202	2 nd	51.45	53.66
9	203	2 nd	43.85	45.35
10	204	2 nd	43.93	45.77
11	205	2 nd	43.93	45.77
12	206	2 nd	43.87	45.72
13	301	3 rd	36.32	37.62
14	302	3 rd	51.45	53.66
15	303	3 rd	43.85	45.35
16	304	3 rd	43.93	45.77
17	305	3 rd	43.93	45.77
18	306	3 rd	43.87	45.72
19	401	4 th	36.32	37.62
20	402	4 th	51.45	53.66
21	403	4 th	43.85	45.35

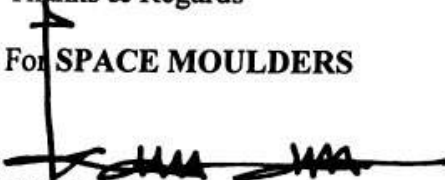
22	404	4 th	43.93	45.77
23	405	4 th	43.93	45.77
24	406	4 th	43.87	45.72
25	501	5 th	36.32	37.62
26	502	5 th	51.45	53.66
27	503	5 th	43.85	45.35
28	504	5 th	43.93	45.77
29	505	5 th	43.93	45.77
30	506	5 th	43.87	45.72
31	601	6 th	36.32	37.62
32	602	6 th	51.45	53.66
33	603	6 th	43.85	45.35
34	604	6 th	43.93	45.77
35	605	6 th	43.93	45.77
36	606	6 th	43.87	45.72
37	701	7 th	36.32	37.62
38	702	7 th	51.45	53.66
39	703	7 th	51.77	53.73
40	704	7 th	51.78	54.10
41	705	7 th	51.78	54.10
42	706	7 th	43.87	45.72
43	801	8 th	FITNESS CENTER	
44	802	8 th		
45	803	8 th	51.77	53.73
46	804	8 th	51.78	54.10
47	805	8 th	REFUGE AREA / SOCIETY OFFICE	
48	806	8 th		
49	901	9 th	36.32	37.62
50	902	9 th	51.45	53.66
51	903	9 th	51.77	53.73
52	904	9 th	51.78	54.10
53	905	9 th	51.78	54.10
54	906	9 th	51.77	54.08
55	1001	10 th	36.32	37.62
56	1002	10 th	51.45	53.66
57	1003	10 th	51.77	53.73
58	1004	10 th	51.78	54.10
59	1005	10 th	51.78	54.10
60	1006	10 th	51.77	54.08
61	1101	11 th	36.32	37.62
62	1102	11 th	51.45	53.66
63	1103	11 th	51.77	53.73
64	1104	11 th	51.78	54.10
65	1105	11 th	51.78	54.10
66	1106	11 th	51.77	54.08
67	1201	12 th	36.32	37.62
68	1202	12 th	51.45	53.66
69	1203	12 th	51.77	53.73

70	1204	12 th	51.78	54.10
71	1205	12 th	51.78	54.10
72	1206	12 th	51.77	54.08
73	1301	13 th	36.32	37.62
74	1302	13 th	51.45	53.66
75	1303	13 th	51.77	53.73
76	1304	13 th	51.78	54.10
77	1305	13 th	51.78	54.10
78	1306	13 th	51.77	54.08
79	1401	14 th	36.32	37.62
80	1402	14 th	51.45	53.66
81	1403	14 th	51.77	53.73
82	1404	14 th	51.78	54.10
83	1405	14 th	51.78	54.10
84	1406	14 th	51.77	54.08
85	1501	15 th	36.32	37.62
86	1502	15 th	51.45	53.66
87	1503	15 th	51.77	53.73
88	1504	15 th	51.78	54.10
89	1505	15 th	REFUGE AREA	
90	1506	15 th	51.77	54.08
91	1601	16 th	36.32	37.62
92	1602	16 th	51.45	53.66
93	1603	16 th	51.77	53.73
94	1604	16 th	51.78	54.10
95	1605	16 th	51.78	54.10
96	1606	16 th	51.77	54.08
97	1701	17 th	36.32	37.62
98	1702	17 th	51.45	53.66
99	1703	17 th	51.77	53.73
100	1704	17 th	51.78	54.10
1001	1705	17 th	51.78	54.10
1002	1706	17 th	51.77	54.08
1003	1801	18 th	36.32	37.62
1004	1802	18 th	51.45	53.66
1005	1803	18 th	51.77	53.73
1006	1804	18 th	51.78	54.10
1007	1805	18 th	51.78	54.10
1008	1806	18 th	51.77	54.08
1009	1901	19 th	36.32	37.62
1010	1902	19 th	51.45	53.66
1011	1903	19 th	51.77	53.73
1012	1904	19 th	51.78	54.10
1013	1905	19 th	51.78	54.10
1014	1906	19 th	51.77	54.08

Sr. No.		Past	Present	Future
1	Plot area (Before amalgamation, after amalgamation, proposed amalgamation)		1273.06	
2	Built up area of project (area as per IOD, area as per latest IOD's amendment letter, proposed built-up area)		6106.33	
3	Carpet area of project (area as per IOD, area as per latest IOD's amendment letter, proposed carpet area)		5357.97	
4	FSI		2.50	
5	Tit Bit area			
6	NDR			
7	TDR			
8	Prorata FSI		1.07	

Thanks & Regards

For SPACE MOULDERS


CHANDAN KELEKAR

Reg. No. CA/87/11009