

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date: 5th July 2017

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 Wing A known as "Kalpataru Sunrise A" , which is defined as the Project [Maha RERA Registration Number] situated on the Plot bearing S.No. 97/5(pt), 97/6C(pt) demarcated by its boundaries 19° 13'40.92" N, 72° 59'13.10"E to the North, 19° 13'39.71" N, 72° 59'13.11"E to the South, 19° 13'40.22" N, 72° 59'12.38"E to the East, 19° 13'40.23" N, 72° 59'13.87"E to the West of Division Konkan, Village Balkum, Taluka Thane, District Thane, PIN 400607, admeasuring 527 sq.m area being developed by Agile Real Estate Pvt. Ltd.

Sir,

I Keyur Ved , have undertaken assignment as a Licensed Surveyor of certifying the Percentage of Completion of Construction Work of Wing A known as "Kalpataru Sunrise A", which is defined as the Project, situated on the plot bearing S. no. 97/5(pt), 97/6C(pt) demarcated by its boundaries 19° 13'40.92" N, 72° 59'13.10"E to the North 19° 13'39.71" N, 72° 59'13.11"E to the South 19° 13'40.22" N, 72° 59'12.38"E to the East 19° 13'40.23" N, 72° 59'13.87"E to the West of Division Konkan, Village Balkum, Taluka Thane, District Thane, PIN 400607, admeasuring 527 sq.m area being developed by Agile Real Estate Pvt. Ltd.

The Promoter has furnished to the undersigned the following:

1. The details of the project wrt the Wing A as mentioned in the subject matter and uploaded on the Maha RERA website.
2. The details of the approved plans and the projected maximum future potential as envisaged by them which is also uploaded by them on the Maha RERA website.
3. The details of the estimated quantity and the executed quantity for each item as required to be provided in the Table A and B.
4. The details of the technical professionals appointed by Promoter, which are reproduced as under:

(i) Shri Atul Gulati as the Architect;

(ii) M/s Dr. Kelkar Designs Pvt. Ltd. as the Structural Consultant;

(iii) M/s Engineering Creations Public Health Consultancy Pvt. Ltd. as the Firefighting and the Plumbing Consultant;

(iv) M/s LALKA International as the Electrical Consultant;

(v) Shri Vinog Pagare as the HVAC Consultant;

(vi) Shri Rupesh Kanakia as the Site Supervisor;

(vii) Shri Parag Kacchi as the Quality Surveyor.

Based on Details provided above by the Promoter and Site Inspection, with respect to Wing A of the aforesaid Real Estate Project, I certify that as on 30th April 2017, the Percentage of Work done for Wing A with respect to each of the activity of the Real Estate Project as registered vide number _____ under Maha RERA 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 for the area falling within the building footprint	100%
2	2 no of Common Basement within the building footprint (RCC Works)	100%
3	1 no of Ground Floor (plinth) (falling within the building footprint) (RCC Works)	100%
4	2 no of Common Podiums falling within the building footprint (RCC Works)	100%
5	1 no of Stilt Floor (falling within the building footprint) (RCC Works)	100%
6	34 nos of Slabs of Super Structure (RCC Works)	32%
7	Interior walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Interior Painting.	
a	Internal Walls – Brickwork	17.6 %
b	Internal Plaster	17.6%
c	Floorings with in flat	0%
d	Floorings with in common area	0%
e	Doors	0%
f	Windows	0%
g	Metal works	0%
h	Railing	0%
i	Internal Painting	0%
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	
a	CP & Sanitary fittings, Water purifiers, RO within the flat/Premises(including Servant toilet, Drivers toilet)	0%
b	Electrical fittings within flat/Premises	0%
9	Staircases, Lift wells & Lobbies, overhead and underground water tanks & Lift Machine Room	
a	Staircases (excluding RCC)	0%
b	Lift wells & Lobbies, at each floor level connecting staircases and lifts	0%
c	Overhead and underground water tanks	25%
d	Lift machine room	0%

10	Internal + External plumbing, External Plaster, Elevation Feature , Terrace works, Water Proofing , External Painting	
a	Internal Plumbing	1%
b	External plumbing in Shaft	0%
c	Terrace Looping	0%
d	External plaster	0%
e	Elevation feature / fins	0%
f1	Terrace Landscape	0%
f2	Terrace Elevation (Above terrace works)	0%
g1	Water proofing in Flats	0%
g2	Water proofing in Other Areas	0%
h	External Painting	0%
11	Lifts, pumps, Fire Fighting, Fire Alarm, BMS, Video Door Panel , Electrical fittings in common areas, Solar Panels, Plinth protection, Entrance lobbies finishes. Electrical works, LV works, lightning arrestors , civil aviation lights, AC modular kitchen, Shower cubicles	
a.	Installation of lifts	0%
b.	Water pumps	0%
c.	Fire Fighting inside Flat	0%
d.	Fire fighting in Lobby	0%
e.	Fire fighting in Shaft	0%
f.	Fire Alarm	0%
g.	BMS	0%
h.	Video Door Panel	0%
i.	Electrical fitting to common areas	0%
j.	Solar	0%
k.	AntiTermite treatment	100%
l.	Finishing to entrance lobbies	0%
m.	Electrical works in Shaft	3.6%
n.	LV works	3.6%
o.	Lightning arrestors	
p.	Civil Aviation lights	
q.	Air Conditioning	
r.	Modular Kitchen	
s.	Shower Cubicle	

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

Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)
1	Internal Roads & footpaths		
a	Internal Roads	YES	0%
b	Footpath		
2	Water Supply (Main connection to UGT)	YES	0%
3	Sewerage lines, chambers, Septic tank, STP		
a	Sewerage lines /Chambers	YES	0%
b	Septic Tank	NO	NA
c	STP	YES	25%
4	Storm Water Drains (At ground level)	YES	0%
5	Landscaping + Tree plantation (All levels except terrace)		
a	Landscaping (hardscape)	YES	0%
b	Tree Plantation (Soft cape)	YES	0%
6	Street lighting	YES	0%
7	Community Building + Club House + Swimming Pool + Fitness center		
a	Community Building	NO	NA
b	Club House	YES	0%
c	Swimming pool	YES	0%
d	Fitness Centre	YES	0%
8	Disposal of sewerage + Sullage with treatment		
a	Disposal of sewerage	NO	NA
b	Sullage with treatment	NO	NA
9	Solid waste mgmt. & Disposal	YES	0%
10	Water conservation		

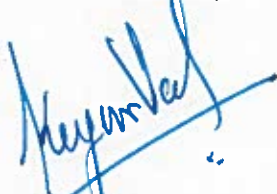
a	Water conservation	YES	0%
b	RWH	YES	0%
11	Energy management		
a	Solar Panels for lighting	YES	0%
b	Solar Panels for water heating	YES	0%
12	Fire protection & fire safety req.		
a	Fire Protection	YES	0%
b	Fire Safety requirement	YES	0%
13	Electric Meter Room works, substation , Receiving Station		
a	EMR Works	YES	0%
b	Substation	YES	0%
c	Receiving station		
14	All parking levels outside Building Footprint		
a	Shore piling	NO	NA
b	Excavation Including Dewatering (excluding portion falling within building footprint)	YES	100%
c	Retaining wall	YES	51%
d	Common Basements (excluding portion falling within building footprint)		
d1	Structure, Masonry, Plaster (SMP) with foundation	YES	57%
d2	Finishes	YES	0%
d3	MEP	YES	0%
d4	Stack Car Parking	NO	NA
e	Ground floor (excluding portion falling within building footprint)		
e1	SMP	YES	48%
e2	Finishes	YES	0%
e3	MEP	YES	0%
e4	Stack parking / Puzzle parking	NO	NA
f	Podiums (excluding portion falling within building footprint)		

f1	SMP	YES	30%
f2	Finishes	YES	0%
f3	MEP	YES	0%
f4	Stack parking	NO	NA
15	Others: Compound wall, gates, gate houses, Borewells, all parking levels other than below buildings , Temporary Structures,		
a	Compound walls	YES	10%
b	Gates	YES	0%
c	Gate houses	YES	0%
d	Borewells		
e	Entrance portal		
f	Signages		
g	BMS & CCTV		
h	UG Tank & Pump Room		
i	Services Area - (SMP + Finishing of O.B.F.)		
j	Temporary structures required for project	YES	36%

The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for the Wing A consisting of 2 Basements + Ground Floor + 1st Podium+ 2nd podium /Stilt + 33 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,



Keyur Ved
(Licensed Surveyor)
(License No: V/119/LS)