

ARCHITECT'S CERTIFICATE

Date: 19.4.2018

M/s. Poddar Housing and development Ltd. &
M/s. Satre Infrastructure Pvt. Ltd.
Poddar Group Bldg.,
Mathurdas Mill Compound,
128, N.M.Joshi Marg,
Lower Parel (West),
Mumbai – 400 013.

Subject : Certificate of percentage of construction completed for Development of
“Poddar Spraha Diamond” for proposed construction of Sale bldg
no.2 wing ‘A’ & ‘B’ (as per Municipal sanction
SRA/ENG/3127/MW/MHL & STGL/AP dtd. 10.3.2017) of the Project
[Maha RERA Registration Number P51900002986] situated on the
Plot bearing CTS No. 828(pt) & 1504A (pt) demarcated by its
boundaries (latitude and longitude of the end points) Mhada Bldg
No.46 to the North 1504 A to the South Existing Nalla to the East
Mhada bldg no.45 to the West of village Chembur District Mumbai
Pin 400 071 admeasuring 3250.00 sq.mts. plot area out of which area
of land to be developed as phase of the Real Estate Project is 1469.78
sq.mts. area being developed by M/s. Poddar Housing and
development Ltd. & M/s. Satre Infrastructure Pvt. Ltd.

Sir,

Shri Samar Raut of M/s. VISION Architects have undertaken assignment
as Architect of certifying Percentage of Completion of Construction Work of Sale
bldg no.2 wing ‘A’ & ‘B’ Building(s)/n second Phase of the Project, situated on
the plot bearing C.T.S. no. 828(pt) & 1504A (pt) demarcated by its boundaries (latitude and longitude of the end points) Mhada Bldg No.46 to the North 1504
A to the South Existing Nalla to the East Mhada bldg no.45 village Chembur

District Mumbai Pin 400 071 area being developed by M/s. Poddar Housing and development Ltd M/s. Satre Infrastructure Pvt. Ltd.

I "Vision Architects Designer Planner" have undertaken assignment as Architect of certifying percentage of completion of work of the above mentioned building/ project.

Following technical professionals are appointed by Promoter,

1. Vision Architects Designers Planners as Architect for the Project,
2. Epicons Consultant as Structural Consultant,
3. Hafeez Contractor as Design & Elevation Architect,
4. M/s Hydro mechanical Consultants as MEP Consultant.

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 P51900002986 under MahaRERA 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

Building /Wing Number Sale building no.2 wing 'A' & B (to be prepared separately for each Building /Wing of the Project)

Sale Building proposed wing A:-

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	RCC work of 2 no of Basement & Plinth	50%
3.	Stilt Floor	0%
4.	16 number of Slabs of Super structure	0%
5.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	0%
6.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0%
7.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks	0%

8.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/wing,	0%
9.	Installation of Lifts, water pumps, Fire fighting fitting and Equipment as per CFO NOC, Electrical fitting 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%

Sale Building proposed wing B:-

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	RCC work of 2 no of Basement & Plinth	100%
3.	Stilt Floor	N.A.
4.	16 number of Slabs of Super structure	0%
5.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	0%
6.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0%
7.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks	0%
8.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/wing,	0%
9.	Installation of Lifts, water pumps, Fire fighting fitting and Equipment as per CFO NOC, Electrical fitting 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%

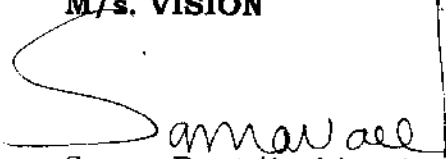
TABLE-B
Internal & External Development Works in Respect of the entire
Registered Phase

Sale building no.2 wing 'A' & 'B'

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	<u>Details</u>
1.	Internal Roads and Footpaths	Yes	0%	6.00 mts. wide Internal Road.
2.	Water Supply	Yes	0%	--
3.	Sewerage (chamber, lines, septic Tank, STP)	Yes	0%	--
4.	Storm Water Drains	Yes	0%	--
5.	Landscaping and Tree Planting	Yes	0%	--
6.	Street Lighting	Yes	0%	--
7.	Community Buildings	No	0%	N.A.
8.	Treatment and disposal of sewage and sullage water	No	0%	N.A.
9.	Solid Waste management & Disposal	Yes	0%	--
10.	Water conservation, Rain water harvesting	Yes	0%	--
11.	Energy Management	No	0%	--
12.	Fire protection and fire safety requirements	Yes	0%	--
13.	Electrical meter room, sub-station, receiving station	Yes	0%	--
14.	Others (option to add more)	--	--	--

Yours Faithfully

M/s. VISION


Samar Raut (Architect)
CA/2001/27420