

## **ARCHITECT'S CERTIFICATE**

Date: 28.6.2019

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” i.e. proposed 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 sale building 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. Satrc 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:-**

| <b>Sr. No.</b> | <b>Task/Activity</b>                                                                                                         | <b>Percentage of work done</b> |
|----------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1.             | Excavation                                                                                                                   | 100%                           |
| 2.             | RCC work of 2 no of Basement & Plinth                                                                                        | 100%                           |
| 3.             | Number of podiums                                                                                                            | N.A.                           |
| 4.             | Stilt Floor                                                                                                                  | 30%                            |
| 5.             | Zero number of Slabs of Super structure                                                                                      | 0%                             |
| 6.             | Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises           | 0%                             |
| 7.             | Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises                                       | 0%                             |
| 8.             | Staircase, 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 water proofing of the Building/wing,                                                                                                                                                                                                                                                                                           | 0% |
| 10. | 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.      | Number of podiums                                                                                                                                                                                                                                                                                                                                                                                                 | N.A.                    |
| 4.      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5.      | 16 number of Slabs of Super structure                                                                                                                                                                                                                                                                                                                                                                             | 95%                     |
| 6.      | Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises                                                                                                                                                                                                                                                                                                | 30%                     |
| 7.      | Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                            | 0%                      |
| 8.      | Staircase, 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 water proofing of the Building/wing,                                                                                                                                                                                                                                                                                           | 0%                      |
| 10.     | 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 | Percentage of Work done | Details                    |
|---------|---------------------------------------------------------|----------|-------------------------|----------------------------|
|         |                                                         | (Yes/No) |                         |                            |
| 1       | Internal Roads & Footpaths :                            | YES      | 0%                      | 6 Mtr wide Internal Road   |
| 2       | Water Conservation, Rain water Harvesting :             | YES      | 0%                      | Rain Water Harvesting      |
| 3       | Energy management :                                     | NO       | 0%                      | NA                         |
| 4       | Fire Protection And Fire Safety Requirements :          | YES      | 0%                      |                            |
| 5       | Electrical Meter Room, Sub-Station, Receiving Station : | YES      | 50%                     | No Receiving Station       |
| 6       | Indoor Game Cards :                                     | YES      | 30%                     |                            |
| 7       | Indoor Game Carom :                                     | YES      | 30%                     |                            |
| 8       | Indoor Game Chess :                                     | YES      | 30%                     |                            |
| 9       | Indoor Game Table Tennis :                              | YES      | 30%                     |                            |
| 10      | Kids Play Area :                                        | YES      | 30%                     |                            |
| 11      | Library :                                               | YES      | 30%                     |                            |
| 12      | Space for multimedia activity                           | YES      | 30%                     |                            |
| 13      | Roof Top Garden :                                       | YES      | 0%                      |                            |
| 14      | Swimming Pool :                                         | YES      | 0%                      |                            |
| 15      | Aggregate area of recreational Open Space :             | NO       | 0%                      |                            |
| 16      | Open Parking :                                          | YES      | 0%                      |                            |
| 17      | Water Supply :                                          | YES      | 0%                      |                            |
| 18      | Sewerage (Chamber, Lines, Septic Tank , STP) :          | YES      | 0%                      | Only Chamber & Sewer Lines |
| 19      | Storm Water Drains :                                    | YES      | 0%                      |                            |
| 20      | Landscaping & Tree Planting :                           | YES      | 0%                      |                            |
| 21      | Street Lighting :                                       | YES      | 0%                      |                            |
| 22      | Community Buildings :                                   | NO       | 0%                      |                            |

|    |                                                         |    |    |  |
|----|---------------------------------------------------------|----|----|--|
| 23 | Treatment And Disposal Of<br>Sewage And Sullage Water : | NO | 0% |  |
| 24 | Solid Waste Management<br>And Disposal :                | NO | 0% |  |

Yours Faithfully

**M/s. VISION**

 Samar Raut (Architect)  
CA/2001/27420