



ARCHITECTS, REGD. VALUER & INT. DESIGNERS

102, Konark Towers, Opp. Saibaba Temple,
Ghantali Road, Thane(W)-400602

FORM 1

ARCHITECT'S CERTIFICATE

234/250/2017

23 June 2017

To

Shri. Mukesh Patel
Partner, M/s Neelkanth Palm Realty
Fine House, 5th floor,
Anandji Lane
M.G. Road,
Ghatkopar East

Subject : Certificate of Percentage of Completion of Construction Work of Wing 'B' of Phase II in Project 'Neelkanth Palms' situated on the Plot bearing Survey No.145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, at Village Majiwade, Thane (West) demarcated by its boundaries 19°13'13.64" to the North 72°58'31.78" to the East of village Majiwade taluka and District Thane (w) PIN 400610; admeasuring 43336.32 sq.mtrs. plot area being developed by Shri. Mukesh Patel Partner, M/s Neelkanth Palm Realty

Sir,

I, Shri. Shashikant V. Deshmukh of M/s Shashi Deshmukh & Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Wing 'B' of Phase II in Project 'Neelkanth Palms', situated on the plot bearing Survey no. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, at Village Majiwade, Thane (West) taluka and District Thane(w) PIN 400 610; total plot area admeasuring 43336.32 sq.mtrs. being developed by Mr. Mukesh Patel, Partner, M/s Neelkanth Palms Realty

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

**SHASHI
DESHMUKH
& ASSOCIATES**

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Ghantali Road, Thane(W)-400602.

- (i) M/s Shashi Deshmukh & Associates as Architect;
- (ii) M/s. Mahimtura Consultants Pvt. Ltd. as Structural Consultant
- (iii) M/s. Engineering Creation Public Health Consultancy Pvt. Limited as MEP Consultant.
- (iv) Mr. Manohar C. Chavan as Site Supervisor.

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building 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

FOR PHASE-2 BLDG. WING-B
(Basement +Upper Gr. +St/podium+19 Floors + 20th Part floor)
As per amended approval dated 23-03-2017

Sr.No.	Tasks/Activity	Percentage of Work Done
1	Excavation	95%
2	One number of Basement & Plinth	60%
3	One Number of Podium	50%
4	Stilt Floor	90%
5	21 number of Slabs of Super Structure	35%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat / Premises	15%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	30%
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,	0%



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	mechanical equipment, Compliance to conditions of environment /CRZ NOC.	
11	Finishing to entrance lobby/s plinth protection, paving areas appurtenant to Building /Wing, compound wall, and all other requirements as may be required to obtain Occupation / Completion Certificate	0%

TABLE-B

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

For Phase-2, bldg. wing- B

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & footpaths	No	N.A.	-----
2.	Water Supply	Yes	0%	Work not yet commenced.
3.	Sewerage, (Chamber, lines, Septic Tank, STP)	Yes	60%	STP is ready & chamber, drainage line is pending
4.	Storm Water Drains	Yes	0%	Work is not yet commenced.
5.	Landscaping & Tree Planting	No	N.A.	-----
6.	Street Lighting	No	N.A.	-----
7.	Community Buildings	No	N.A.	-----
8.	Treatment and disposal of sewage and sullage water	Yes	0%	Work is not yet commenced.
9	Solid waste management & Disposal	Yes	0%	Work is not yet commenced



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Ghanpali Road, Thane(W)-400602.

10	Water conservation, Rain Water Harvesting	Yes	30%	Bore well recharge pit is ready and connection from Phase-2, bldg. wing- B is balance.
11	Energy management	Yes	0%	Solar water heating system is proposed & work is not yet commenced.
12	Fire Protection & Fire Safety Requirement	Yes	25%	Pump room, UG Tank & Pumps are already installed & remaining work is pending
13	Electrical meter Room, sub-station, receiving station	Yes	70%	Substation is constructed & electrical meter room is pending.

Yours Faithfully
For **SHASHI DESHMUKH & ASSOCIATES,**

AR. S.V. DESHMUKH
REG. NO. CA/76/3262