



**AVINASH
MHATRE &
ASSOCIATES.**
ARCHITECTS & ENGINEERS

101, WEST VIEW, A- 2, SECTOR- II, SHANTI NAGAR, MIRA ROAD(E), DIST. THANE - 401 107. TEL: 2811 1447

Email: mhatreavinash@yahoo.com

Date: 20.11.2017

FORM - 1
ARCHITECT CERTIFICATE

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

To,
Neelkamal Realtors Suburban Pvt. Ltd.
DB House, Gen. AK. Vaidya Marg
Goregaon (East), Mumbai - 63

Subject : Certificate of Percentage of Completion of Construction Work of Building Nos. 1,2,3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, 28, 29, & 30 along with Parking Area, Stilt & Landscape work for these 26 No. of Buildings of the Phase I of the Project [Maha RERA Registration Number P51700003433] situated on the Plot Bearing CTS No. 4509 to 4513, 4517, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732 S.No.95/10 to 12, 97/3pt., 97/5pt. CTS No.4638, 4639, 4647, 4686 to 4690, 4704 to 4709, 4722, S.No.94/1,2, S.No.96/1,4 260pt, CTS No.4362, 4455, 4456, 4363, 4454, 4514, 4515, 4516, 4518, 4519, 4520, 4549, 4100pt of Village Mira at Mira Road (E) Taluka & Dist.Thane. demarcated by its boundaries (latitude & longitude of the end points) S.No.260(pt)& Thakur Mall to the North, MCGM & CTS No. 3113(D) of Village Dahisar, District Mumbai City to the South, Sanjay Gandhi National Park to the East and Western Express Highway to the West at Village Mire, Taluka & District Thane, PIN 401 101 admeasuring 38,400.50 sq.mts. area being developed by M/s Neelkamal Realtors Suburban Pvt. Ltd.

Sir,

I Arch. Avinash Mhatre, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Building Nos. 1,2,3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, 28, 29, & 30 along with Parking Area, Stilt & Landscape work for these 26 No. of Buildings of the Phase I of the Project [Maha RERA Registration Number P51700003433] situated on the Plot Bearing CTS No. 4509 to 4513, 4517, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732 S.No.95/10to 12, 97/3pt., 97/5pt. CTS No.4638, 4639, 4647, 4686 to 4690, 4704 to 4709, 4722, S.No.94/1,2, S.No.96/1,4 260pt, CTS No.4362, 4455, 4456, 4363, 4454, 4514, 4515, 4516, 4518, 4519, 4520, 4549, 4100pt of Village Mira at Mira Road (E) Taluka & Dist.Thane. PIN 401 101 admeasuring 38,400.50 sq.mts. area being developed by M/s Neelkamal Realtors Suburban Pvt. Ltd.

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

- (i) M/s Avinash Mhatre Consultants as Municipal Architect;
- (ii) Architect Hafeez Contractor as Design Architect
- (iii) M/s. MAHIMTURA CONSULTANTS PRIVATE LIMITED as Structural Consultant;
- (iv) M/s. PANKAJ DHARKAR & ASSOCIATES as MEP Consultant;
- (v) Shri. Jagdish Kadu as Site Surveyor ;

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 P51700003433 under Maha RERA is as per Table A herein below. The percentage of work executed with respect to each of the activity of the entire phase is detailed in Table B.



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TABLE – A

		Building No.1	Building No.2	Building No.3	Building No.4	Building No.6
Sr. No.	Tasks / Activity	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)
1	Excavation	100	100	100	100	100
2	2 number of Basement(s)	100	100	100	100Z	100
	1 number of Plinth	100	100	100	100	100
3	1 number of Podium(s)	100	100	100	100	100
4	1 Stilt Floor	100	100	100	100	100
5	20 number of Slabs of Super Structure	100	100	100	100	100
6	Internal Walls, Internal Plaster Floorings within Flats / Premises, Doors and Windows to each of the Flat Premises	100	100	100	85	20
7	Sanitary Fittings within the Flat / Premises Electrical Fittings within the Flat / Premises	100	100	55	55	0
8	Staircases, Lift Wells & Lobbies at each floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	100	100	100	100	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing	100	100	100	100	25
10	Installation of lifts, water pumps, Fire fighting fittings and equipment as per CFO NOC, Electrical fittings 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 requirements as may be required to obtain Occupation / Completion Certificate	90	90	90	90	0



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TABLE – A

Sr. No.	Tasks / Activity	Building No.7	Building No.8	Building No.9	Building No.10	Building No.11
1	Excavation	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)
2	2 number of Basement(s)	100	100	100	100	100
	1 number of Plinth	100	100	100	100	100
3	1 number of Podium(s)	100	100	100	100	100
4	1 Stilt Floor	100	100	100	100	100
5	20 number of Slabs of Super Structure	100	100	100	100	100
6	Internal Walls, Internal Plaster Floorings within Flats / Premises, Doors and Windows to each of the Flat Premises	100	100	100	100	100
7	Sanitary Fittings within the Flat / Premises Electrical Fittings within the Flat / Premises	40	40	40	40	20
8	Staircases, Lift Wells & Lobbies at each floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	0	0	0	0	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing	0	0	0	0	0
10	Installation of lifts, water pumps, Fire fighting fittings and equipment as per CFO NOC, Electrical fittings 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 requirements as may be required to obtain Occupation / Completion Certificate	35	35	35	35	25



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TABLE – A

Sr. No.	Tasks / Activity	Building No.12	Building No.14	Building No.15	Building No.16	Building No.17
		Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)
1	Excavation	100	100	100	100	100
2	2 number of Basement(s)	100	100	100	100	100
	1 number of Plinth	100	100	100	100	100
3	1 number of Podium(s)	100	100	100	100	100
4	1 Stilt Floor	100	100	100	100	100
5	20 number of Slabs of Super Structure	100	100	100	100	100
6	Internal Walls, Internal Plaster Floorings within Flats / Premises, Doors and Windows to each of the Flat Premises	0	0	0	0	0
7	Sanitary Fittings within the Flat / Premises Electrical Fittings within the Flat / Premises	0	0	0	0	0
8	Staircases, Lift Wells & Lobbies at each floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	0	0	0	0	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing	0	0	0	0	0
10	Installation of lifts, water pumps, Fire fighting fittings and equipment as per CFO NOC, Electrical fittings 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 requirements as may be required to obtain Occupation / Completion Certificate	0	0	0	0	0



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TABLE – A

Sr. No.	Tasks / Activity	Building No.18 Percentage of work done (%)	Building No.20 Percentage of work done (%)	Building No.21 Percentage of work done (%)	Building No.22 Percentage of work done (%)	Building No.23 Percentage of work done (%)
1	Excavation	100	100	100	100	100
2	2 number of Basement(s)	100	100	100	100	100
	1 number of Plinth	100	100	100	100	100
3	1 number of Podium(s)	100	100	100	100	100
4	1 Stilt Floor	100	100	100	100	100
5	20 number of Slabs of Super Structure	100	100	100	100	100
6	Internal Walls, Internal Plaster Floorings within Flats / Premises, Doors and Windows to each of the Flat Premises	0	0	0	0	0
7	Sanitary Fittings within the Flat / Premises Electrical Fittings within the Flat / Premises	0	0	0	0	0
8	Staircases, Lift Wells & Lobbies at each floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	0	0	0	0	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing	0	0	0	0	0
10	Installation of lifts, water pumps, Fire fighting fittings and equipment as per CFO NOC, Electrical fittings 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 requirements as may be required to obtain Occupation / Completion Certificate	0	0	0	0	0



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TABLE – A

Sr. No.	Tasks / Activity	Building No.24	Building No.27	Building No.28	Building No.29	Building No.30
		Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)	Percentage of work done (%)
1	Excavation	100	100	100	100	100
2	2 number of Basement(s)	100	100	100	100	100
	1 number of Plinth	100	100	100	100	100
3	1 number of Podium(s)	100	100	100	100	100
4	1 Stilt Floor	100	100	100	100	100
5	20 number of Slabs of Super Structure	100	100	100	100	100
6	Internal Walls, Internal Plaster Floorings within Flats / Premises, Doors and Windows to each of the Flat Premises	0	0	0	0	0
7	Sanitary Fittings within the Flat / Premises Electrical Fittings within the Flat / Premises	0	0	0	0	0
8	Staircases, Lift Wells & Lobbies at each floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	0	0	0	0	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing	0	0	0	0	0
10	Installation of lifts, water pumps, Fire fighting fittings and equipment as per CFO NOC, Electrical fittings 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 requirements as may be required to obtain Occupation / Completion Certificate	0	0	0	0	0



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FORM - 1

ANNEXURE 2 - TABLE B

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

Project-DB Ozone - PHASE 1 (Building Nos. 1,2,3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, 28, 29, & 30)

Sr. No.	COMMON AREAS AND FACILITIES, AMENITIES	Proposed (Yes / No)	Percentage of Work Done (%)	Details
1	Internal Roads & Footpaths	Yes	50%	Minimum 6m road width
2	Water supply	Yes	50%	Fresh Water Supply from MCGM
3	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	50%	To be disposed off through STP & balance treated water into the drains
4	Storm Water Drains	Yes	100%	Rain water downtake to rainwater harvesting tank which is a part of treated water tank of STP and overflow to storm channel drain
5	Landscaping & Tree Planting	Yes	0%	Proposed on Ground floor and podium top.
6	Street Lighting	Yes	0%	Lighting will be designed to local authority regulations.
7	Community Buildings	No		No
8	Treatment & Disposal of Sewage & Sullage Water	Yes	0%	Into the STP and balance treated water after re-use to be disposed off into the drains
9	Solid Waste Management & Disposal	Yes	0%	As per the waste management rules of MBMC
10	Water Conservation, Rain water harvesting	Yes	0%	Rainwater harvesting Tanks
11	Energy Management	Yes	0%	Power supply through Utility provider
12	Fire Protection & Fire Safety Requirements	Yes	0%	Per CFO, MBMC & NBC Norms
13	Electrical Meter Room, Sub-Station, Receiving Station	Yes	10%	Meter room for every building and Compact Substation as per the requirement of the Utility Provider and 1 Receiving Station
14	Other (Option to add more)	Yes	0%	Club House with swimming pool

Yours faithfully,



**Avinash Mhatre & Associates,
ARCHITECT.**

License No. CA/75/1274