



Manish Shah

B. ARCH.
ARCHITECT & PROJECT CONSULTANT
R. NO. CA/93/16466

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FORM 1
ARCHITECT'S CERTIFICATE

Date: 28-10-2017

To,

M/s. Ayodhya Construction Co.,

6, Navin Manju,

S L Road, Mulund [W]

Mumbai – 400 080.

Subject: Certificate of Percentage of Completion of Construction Work of “**SAFFRON RESIDENCY**” for **4** No. of Buildings **A, B, C, D** Wings of the **Ist** Phase of the Project situated on Plot bearing **S. No. 115, 115/ 1 to 12** demarcated by its boundaries **S G Barve Marg** to the North, **Kurla Bus Depot** to the South, **Pipeline Road** to the East and **Kurla S T Depot** to the West of Division **KONKAN**, Village **Chembur**, Taluka **Kurla**, District **Mumbai Sub-Urban**, Pin **400024** admeasuring **6802.50** sq.mts. area being developed by **M/s. Ayodhya Construction Co.**

Ref: MahaRERA Registration Number **P51800007485**.

Sir,

I, **Manish M. Shah**, have undertaken assignment, as Architect, of certifying Percentage of Completion of Construction Work of the project **SAFFRON RESIDENCY** having **4** Buildings **A, B, C, D** Wings of the **Ist** Phase of the project, situated on Plot bearing **S. No. 115, 115/ 1 to 12** of Division **KONKAN**, Village **Chembur**, Taluka **Kurla**, District **Mumbai Sub-Urban**, PIN **400024** admeasuring **6802.50** sq.mts. area being developed by **M/s. Ayodhya Construction Co.**

1. Following technical professionals are appointed by Promoter :-

- | | |
|---|---------------------------|
| (i) Mr. Manish M. Shah | as Architect. |
| (ii) M/s. JW Consultants LLP | as Structural Consultant. |
| (iii) M/s. Eskayem Consultants Pvt Ltd | as MEP Consultant |
| (iv) Mr. Bindesh Chitaliya | as Quantity Surveyor. |

Based on Site Inspection, with respect to each 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 to be registered under MahaRERA is as per table A herein below. The Percentage of the work is executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE A
Wing A - Phase-I

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation for wing	100%
2	2 Numbers of Basements and 1 Plinth, RCC Work	80%
3	Number of Podiums	Nil
4	Stilt Floor	80%
5	8 Number of Slab of Super Structures RCC Work	38%
6	Internal Walls, Internal Plaster, Flooring within Flat/Premises, Doors and Windows to each Flat / Premises	38%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connection Staircases and Lifts, Overhead & Underground Water Tanks	38%
9	The external Plumbing & External Plaster, Elevation, Completion of Terraces with Waterproofing of the Building / Wing	20%
10	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipments as CFO NOC, Electrical Fittings to Common Area, 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 Certificate / Completion Certificate	0%

Wing B

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation for wing	100%
2	2 Numbers of Basements and 1 Plinth, RCC Work	80%
3	Number of Podiums	Nil
4	Stilt Floor	80%
5	9 Number of Slab of Super Structures	38%
6	Internal Walls, Internal Plaster, Flooring within Flat/Premises, Doors and Windows to each Flat / Premises	38%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connection Staircases and Lifts, Overhead & Underground Water Tanks	38%
9	The external Plumbing & External Plaster, Elevation, Completion of Terraces with Waterproofing of the Building / Wing	20%
10	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipments as CFO NOC, Electrical Fittings to Common Area, 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 Certificate / Completion Certificate	0%

Wing C

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation for wing	100%
2	2 Number of Basements and 1 Plinth, RCC Work	80%
3	Number of Podiums	NA
4	Stilt Floor	0%
5	1 Number of Slab of Super Structures	0%
6	Internal Walls, Internal Plaster, Flooring within Flat/Premises, Doors and Windows to each Flat / Premises	0%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connection Staircases and Lifts, Overhead & Underground Water Tanks	0%
9	The external Plumbing & External Plaster, Elevation, Completion of Terraces with Waterproofing of the Building / Wing	0%
10	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipments as CFO NOC, Electrical Fittings to Common Area, 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 Certificate / Completion Certificate	0%

Wing D

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation for wing	100%
2	0 Number of Basements and 1 Plinth, RCC Work	100%
3	Number of Podiums	Nil
4	Stilt Floor	0%
5	0 Number of Slab of Super Structures	NA
6	Internal Walls, Internal Plaster, Flooring within Flat/Premises, Doors and Windows to each Flat / Premises	0%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connection Staircases and Lifts, Overhead & Underground Water Tanks	0%
9	The external Plumbing & External Plaster, Elevation, Completion of Terraces with Waterproofing of the Building / Wing	0%
10	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipments as CFO NOC, Electrical Fittings to Common Area, 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 Certificate / Completion Certificate	0%

TABLE 'B'
Internal and External Development Works in respect of the entire Phase to be Registered

Sr. No.	Common Area & Facilities, Amenities	Proposed [Yes / No]	% of completion	Details
1	Internal road & footpaths	Yes	Nil	Before issue of OCC
2	Water supply	Yes	Nil	As per P form Before issue of OCC
3	Sewerage (chamber, lines, septic tank, STP)	Yes	30%	As per drainage layout before issue of OCC
4	Storms water drains	Yes	Nil	As per SWD Remark before issue of OCC
5	Landscaping & Tree Planting	Yes	Nil	As per SG authority before issue of OCC
6	Street lighting	Yes	Nil	As per consultant design before issue of OCC.
7	Community buildings	No	Nil	N.A.
8	Treatment & disposal of sewage and sullage water	Yes	Nil	As per sewerage remark & SWD remark before issue of OCC.
9	Solid Water management and Disposal	Yes	Nil	As per SWM remark before issue of OCC.
10	Water conservation, Rain Water harvesting	Yes	Nil	As per RWH consultant design before issue of OCC
11	Energy management	Yes	Nil	As per Power Supply authority before issue of OCC.
12	Fire protection and fire safety requirements	Yes	Nil	As per CFO NOC before issue of OCC
13	Electrical meter room, sub-station, receiving station	Yes	Nil	As per Power supply authority before issue of OCC
14	Others	No	Nil	NA

NOTE Proposed development considered on the basis of future development with reference to Govt. Notification dtd. 16-11-2016. Proposed building comprising As under :

PHASE - I

WING-A	WING-B	WING-C	WING-D
2 Basement + (pt) Stilt +(pt) Gr. +20th upper floor	2 Basement + (pt) Stilt +(pt) Gr. +20th upper floor	2 Basement + (pt) Stilt +(pt) Gr. +20th upper floor	(pt) Stilt +(pt) Gr. +20th upper floor

Yours Faithfully

Ar. MANISH SHAH

R.No.CA/93/16466