

FORM I

ARCHITECT'S CERTIFICATE

April 16, 2018

To
TWENTY FIVE SOUTH REALTY LIMITED.

Hindustan Mill Compound,
Kashinath Dhuru Marg,
Patilwadi, Opp. Veer Sawarkar Marg.
Prabhadevi
Mumbai - 400025.

Sub : Certificate of Percentage of Completion of Construction Work of South Tower-wing A (phase 1) up to 10th floor of residential project situated on the Plot bearing F.P.NO 1211 of T.P.S IV Mahim G, North Ward Prabhadevi Mumbai-25. demarcated by its boundaries (latitude and longitude of the end points 19°1'10.50"N 72°49'45.60"E to the North 19°1'14.13"N 72°49'43.49"E to the South 19°1'7.42"N, 72°49'49.08"E to the East 19°1'6.78"N 72°49'41.71"E to the West of Kashinath Dhuru Marg, Patilwadi, off. .Veer Sawarkar Marg, Prabhadevi Mumbai-25 admeasuring 1102.00 sq.mts. area being developed by TWENTY FIVE SOUTH REALTY LIMITED.

Sir,

I/ We Citygold Management Services Pvt. Ltd. have undertaken assignment as Consulting Architect of certifying Percentage of Completion of Construction Work of South Tower (Wing A – phase 1) Building of the Project situated on the plot bearing F.P.NO 1211 of T.P.S IV Mahim G, North Ward Prabhadevi Mumbai-25 admeasuring 1102.00 sq.mts. area being developed by TWENTY FIVE SOUTH REALTY LIMITED.

1. Following technical professionals are appointed by Owner /Promoter
 - (i) M/s Citygold Management Services Pvt. Ltd. as Consulting Architect;
 - (ii) M/s. Spaceage Consultants as Liaisoning Architect
 - (iii) M/s Mahimtura Consultant Pvt.Ltd as Structural Consultant
 - (iv) M/s Pankaj Dharkar & Associates as MEP Consultant
 - (v) Shri. Rajeevan Paramban as Site Supervisor
2. Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number **P51900006860** under Maha RERA 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: Twenty Five South Tower - (Wing A phase 1)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	3 number of Basement and 01Plinth	100%
3	7 number of Podiums	100%
4	Ground Floor	100%
5	13 number of Slabs of Super Structure	15%
6	(a) Internal walls	0%
	(b) Internal Plaster	0%
	(c) Floorings within Flats/Premises	0%
	(d) Doors and Windows to each of the Flat/Premises	0%
7	(a) Sanitary Fittings within the Flat/Premises	0%
	(b) Electrical Fittings within the Flat/Premises	0%
8	(a) Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts.	0%
	(b) Overhead and Underground Water Tanks.	0%
9	(a) The external plumbing	0%
	(b) External plaster	0%
	(c) Elevation	0%
	(d) Completion of terraces with waterproofing of the Building/Wing.	0%
10	(a) Installation of lifts	0%
	(b) Water pumps	0%
	(c) Fire Fighting Fittings and Equipment as per CFO NOC.	0%
	(d) Electrical fittings to Common Areas, electro, mechanical equipment	0%
	(e) Compliance to conditions of environment/CRZ NOC.	0%
	(f) Finishing to entrance lobby/s	0%
	(g) Plinth protection, paving of areas appurtenant to Building/Wing.	0%
	(h) Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0%

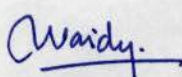
TABLE-B

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

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0%	
2	Water Supply	Yes	0%	Connection after OC
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0%	Septic Tank
4	Storm Water Drains	Yes	0%	As per SWD remarks
5	Landscaping & Tree Planting	Yes	0%	On Ground & Podium
6	Street Lighting	Yes	0%	
7	Community Buildings	No	0%	
8	Treatment and disposal of sewage and sullage water	Yes	0%	
9	Solid Waste management & Disposal	Yes	0%	
10	Water conservation, Rain water harvesting	Yes	0%	Rain Water Harvesting
11	Energy management	Yes	0%	MSEB Transformer
12	Fire protection and fire safety requirements	Yes	0%	As per CFO NOC
13	Electrical meter room, sub-station, receiving station	Yes	0%	Substation/Transform
14	Swimming Pool	Yes	0%	
15	Fitness Center	Yes	0%	Gymnasium/ Layout amenity
16	Society Office	Yes	0%	For Society/Manager
17	Aggregate area of additional open space	Yes	0%	
18	Open parking	Yes	0%	

Yours Faithfully

For Citygold Management Services Pvt. Ltd.


 Maya Vaidya
 CA/97/20982
 Architect