

FORM I

ARCHITECT'S CERTIFICATE

July 27, 2017

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 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	28.57%
4	Ground Floor	100%
5	13 number of Slabs of Super Structure	0%
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%	

For **Citygold Management Services Pvt. Ltd.**

Maya Vaidya
CA/97/20982
Architect