

FORM - 1

ARCHITECT CERTIFICATE

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

Date : _____

To,

REALGEM BUILDTECH PRIVATE LIMITED (Name & Address of the Promoter)

DB House, Gen. K. Vaidya Marg,
Goregaon (East), Mumbai - 63

Bhishma Realty Ltd.,

Sir Vithaldas Chambers, 16, Mumbai Samachar Marg,
Mumbai - 400 001.

Subject : Certificate of Percentage of Completion of Construction Work of **Tower A & B, PPL, Captive parking of Towers A & B, Landscape consisting of 2** No(s). of Building(s) / **Tower A & B Wing(s)** of the **Phase-I** of the Project [MahaRERA Registration Number _____] situated on the Plot Bearing C. N. No. / CTS No. / Survey No. / Final Plot No. **1043, Plot B** demarcated by its boundaries (latitude & longitude of the end points) **24.5M Sayani Road, F. P. No. 1029** to the North, **F. P. Nos. 1045, 1046 & 1047, Old Prabhadevi Road (Elphinstone Road)** to the South, **30.49 M Gokhale Road South** to the East and **F. P. Nos. 1050, 1051 & 1053** to the West of Division **Konkan**, Village **G-South**, Taluka **Ward-G South**, District **Mumbai City**, PIN **400025** admeasuring **14,458.58** sq.mts. area being developed by **Realgem Buildtech Private Limited** [Promoter's name]

Sir,

I, **PRADEEP HARACHKAR**, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Tower A & B, PPL, Captive parking of Towers A & B, Landscape consisting of 2** No. of Building(s) / **Towers A & B Wing(s)** of the **Phase-I** of the Project situated on the Plot Bearing C. N. No. / CTS No. / Survey No. / Final Plot No. **1043, Plot B** of Division **Konkan**, Village **G-South**, Taluka **Ward-G South**, District **Mumbai City**, PIN **400025** admeasuring **14,458.58** sq.mts. area being developed by **Realgem Buildtech Private Limited**.

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

- (i) Mr. Pradeep Harachkar as L. S.;
- (ii) M/s SPACEAGE CONSULTANTS as L. S. with the Municipal Authority;
- (iii) M/s. MAHIMTURA CONSULTANTS PRIVATE LIMITED as Structural Consultant;
- (iv) M/s. PANKAJ DHARKAR & ASSOCIATES as MEP Consultant;
- (v) Shri. Sangit M. Shinde 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 _____ 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.

Yours faithfully,

Pradeep Harachkar

PRADEEP HARACHKAR
NIRMEEK ASSOCIATES

Signature & Name of L.S.

(Registration Number : H/49/L.S.)



FORM - 1

ANNEXURE 1 - TABLE A

(to be prepared separately for each Building / Wing of the Project)

BUILDING No. :		TOWER - A
Sr. No.	Tasks / Activity	Percentage of work done (%)
1	Excavation	100
2	3 number of Basement(s)	100
	1 number of Plinth	100
3	10 number of Podium(s)	100
4	1 Stilt Floor	100
5	57 number of Slabs of Super Structure	21
6	Internal Walls, Internal Plaster Floorings within Flats / Premises Doors and Windows to each of the Flat Premises	0
7	Sanitary Fittings within the Flat / Premises Electrical Fittings within the Flat / Premises	0
8	Staircases, Lift Wells & Lobbies at each floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	5
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, 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

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FORM - 1**ANNEXURE 1 - TABLE A**

(to be prepared separately for each Building / Wing of the Project)

BUILDING No. :		TOWER - B
Sr. No.	Tasks / Activity	Percentage of work done (%)
1	Excavation	100
2	3 number of Basement(s)	100
	1 number of Plinth	100
3	10 number of Podium(s)	100
4	1 Stilt Floor	100
5	57 number of Slabs of Super Structure	21.05
6	Internal Walls, Internal Plaster Floorings within Flats / Premises Doors and Windows to each of the Flat Premises	0
7	Sanitary Fittings within the Flat / Premises Electrical Fittings within the Flat / Premises	0
8	Staircases, Lift Wells & Lobbies at each floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	5
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, 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



FORM - 1

ANNEXURE 2 - TABLE B

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

Project - PHASE 1 BUILDING NOS. - TOWER A & TOWER B, PPL & Captive Parking, Landscape				
Sr. No.	COMMON AREAS AND FACILITIES, AMENITIES	Proposed (Yes / No)	Percentage of Work Done (%)	Details
1	Internal Roads & Footpaths	Yes	0%	Minimum 6m road width
2	Water supply	Yes	0%	Fresh Water Supply from MCGM
3	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	STP Capacity
4	Storm Water Drains	Yes	0%	Rain water downtake to rainwater harvesting tank 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	NA	NA
8	Treatment & Disposal of Sewage & Sullage Water	Yes	0%	STP
9	Solid Waste Management & Disposal	Yes	0%	Segregation & Composting
10	Water Conservation, Rain water harvesting	Yes	0%	Rainwater harvesting tanks and Recharge pits
11	Energy Management	Yes	0%	Power supply through Utility provider
12	Fire Protection & Fire Safety Requirements	Yes	0%	Per CFO & NBC Norms
13	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	Meter Room and Sub-station for every Tower, 1 Receiving Station
14	Other (Option to add more)	Yes	0%	In common with Phase-2 (Tower C)
			0	Welfare Centre, Childrens Play Area, Fitness Centre, Society Amusement Area, Society Office, Sports Court (Double Height), Sports & Recreation Activity Area, Changing Rooms, Outdoor Swimming Pool, Indoor Lap Pool, Jacuzzi, Shower Steam Massage and Sauna Room

