

FORM - 1

ARCHITECT CERTIFICATE

(To be submitted at the time of withdrawal of Money from Designated Account)

Date : 20.03.2018

To,

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

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

Bhishma Realty Ltd., (Name & Address of the Co-Promoter)

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 P51900003268] 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 P51900003268 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
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	TOWER - B
Sr. No.	Tasks / Activity	Percentage of work done (%)	Percentage of work done (%)
1	Excavation	100	100
2	3 number of Basement(s)	100	100
	1 number of Plinth	100	100
3	10 number of Podium(s)	100	100
4	1 Stilt Floor	100	100
5	57 number of Slabs of Super Structure	21	21.05
6	Internal Walls, Internal Plaster Floorings within Flats / Premises Doors and Windows to each of the Flat Premises	0	0
7	Sanitary Fittings within the Flat / Premises Electrical Fittings within the Flat / Premises	0	0
8	Staircases, Lift Wells & Lobbies at each floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	5	5
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing	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

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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

M. K. Kulkarni

