

**FORM 1 [see Regulation 3]**

**ARCHITECT'S CERTIFICATE**

Date : 21/07/2017

To  
The Director,  
**Regency Nirman Limited**  
**Regency House, Near Aman Talkies Road,**  
**Ulhasnagar – 421 003**

**Subject : Certificate of Percentage of Completion of Construction Work of building No. 30 of the 8th Phase of REGENCY SARVAM [Maha RERA Registration Number] situated on the Plot bearing Survey no. Village Manda Survey No. 42/1, 42/2, 42/3, 42/4A/1, 42/4A/2, 42/5, 42/6, 47/1, 50/1A, 50/2, 220/1, & Village Titwala Survey No. 201/1, 223/1, 224/1, 225/1, Tal KALYAN, Dist. Thane demarcated by its boundaries ( latitude and longitude of the end points) 1008 Mtrsto the North\_900 Mtrs to the South 902 Mtrsto the East 609 Mtrsto the West of village Titwala, Taluka Kalyan, District - Thane, PIN 421605 admeasuring 351.59sq.mts. area being developed by Regency Nirman Limited**

Sir,

I, Anil R. Nirgude have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building No. 30 of the 8<sup>th</sup> Phase of the Project, situated on the plot bearing **Survey no. Village Manda Survey No. 42/1, 42/2, 42/3, 42/4A/1, 42/4A/2, 42/5, 42/6, 47/1, 50/1A, 50/2, 220/1, & Village Titwala Survey No. 201/1, 223/1, 224/1, 225/1, Tal KALYAN, Dist. Thane demarcated by its boundaries ( latitude and longitude of the end points) 1008 Mtrsto the North\_900 Mtrs to the South 902 Mtrsto the East 609 Mtrsto the West of village Titwala, Taluka Kalyan, District - Thane, PIN 421605 admeasuring 351.59sq.mts. area being developed by Regency Nirman Limited**

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

- (i) M/s/ **VITAN CONSULTANTS** as L.S. / Architect ;
- (ii) M/s **KHASNIS & ASSOCIATES** as Structural Consultant
- (iii) MEP Consultants:-

M/s **FIRE FIGHTING SOLUTIONS** As Fire Consultant

M/s **VISHWA ENGINEERING SERVICES** As Electrical Consultant

M/s **SHEETAL ENVIRONS (I) PVT LTD.** As Plumbing Consultant

- (iv) Mr. **Harinarayan Nair** as Site Supervisor.

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 the work executed with respect to each of the activity of the entire phase is detailed in Table B.



..2..

**Table A****Building No.30 (to be prepared separately for each Building /Wing of the Project)**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 2       | Number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                      | 100%                    |
| 3       | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                     | -----                   |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                           | 100%                    |
| 5       | 17 Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 6       | Internal Walls, Internal Plaster, Floorings within flats/premises, Doors and windows ,staircases to each of the Flat/Premises                                                                                                                                                                                                                                                                                         | 40.04%                  |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/ Premises                                                                                                                                                                                                                                                                                                                             | -----                   |
| 8       | Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                     | -----                   |
| 9       | The External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                 | 76.19%                  |
| 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. | -----                   |

..3..



..3..**TABLE – B****Internal & External Development Works in Respect of the entire Registered Phase**

| Sr. No. | <u>Common Areas and Facilities, Amenities</u>                            | <u>Proposed (Yes/No)</u> | <u>Percentage of Work done</u> | <u>Details</u> |
|---------|--------------------------------------------------------------------------|--------------------------|--------------------------------|----------------|
| 1       | Internal Roads                                                           | Yes                      | ---                            | Prior to O.C.  |
| 2       | Water Supply                                                             | Yes                      | --                             | Prior to O.C.  |
| 3       | Sewerage (chamber, Lines, Septic Tank, STP)                              | Yes                      | ---                            | Prior to O.C.  |
| 4       | Storm Water Drains                                                       | Yes                      | ---                            | Prior to O.C.  |
| 5       | Landscaping & Tree Planting                                              | Yes                      | ---                            | Prior to O.C.  |
| 6       | Street Lighting                                                          | Yes                      | ---                            | Prior to O.C.  |
| 7       | Community Buildings (Club House)                                         | Yes                      | 100%                           | Prior to O.C.  |
| 8       | Treatment and disposal of swage and Sullage Water                        | Yes                      | 100%                           | Prior to O.C.  |
| 9       | Solid Waste Management and Disposal                                      | Yes                      | 100%                           | Prior to O.C.  |
| 10      | Water Conservation, Rain Water harvesting                                | Yes                      | ---                            | Prior to O.C.  |
| 11      | Energy management                                                        | Yes                      | ---                            | Prior to O.C.  |
| 12      | Fire Protection and Fire safety requirements                             | Yes                      | ---                            | Prior to O.C.  |
| 13      | Electrical Meter Room, Sub Station, Receiving station                    | Yes                      | --                             | Prior to O.C.  |
| 14      | Aggregate Area of Recreational Open Space                                | Yes                      | ---                            | Prior to O.C.  |
| 15      | Open Parking                                                             | Yes                      | --                             | Prior to O.C.  |
| 16      | Specify if any further facility is provided (other than above mentioned) | ---                      | ---                            |                |

Yours Faithfully

**VITAN CONSULTANTS**

**ANIL R. NIRGUDE****Architect****CA/81/6472**