

To,

Land Owner- Promoter- **Bhishma Realty Limited**
Sir Vithaldas Chambers,
16, Mumbai Samachar Marg,
Mumbai-400001.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Bhishma Realty Limited for the period from 01/04/2017 to 31/03/2018 with respect to **MahaRERA Regn. Number :-P51900006367** of Tower C, Captive parking of Towers C, Landscape, Clubhouse & Amenities of **Phase-II**

1. This certificate is issued in accordance with the provisions of the Real Estate Ltd (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017.

2. We have obtained all the necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of Bhishma Realty Limited for the period ended March 31st, 2018. and hereby certify that:

- i. Bhishma Realty Limited through their Developer **Realgem Buildtech Private Limited** are constructing the project D B Crown- Phase II **MahaRERA Regn.No:-P51900006367** located at Gokhale Road, Prabhadevi, the certificate of percentage of completion of the same is



provided by the architect Nirmeek Associates. FORM-1 issued by the architect is attached as Annexure-I along with this Certificate.

- ii. Amount collected during the year for this project is Rs.NIL and Amount collected for this project till date is Rs.32,19,11,591/-
- iii. Amount withdrawn during the year for this project is Rs Nil(after RERA Registration) and withdrawn till date is Rs. 32,19,11,591/-

4. We certify, that the Bhishma Realty Limited has utilized the amounts collected for project D B Crown-Phase II only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project.

For and on behalf of

A. J. Shah & Co.

Chartered Accountants

Firm Registration No. 109477W



Devendra J. Shrimanker

Partner

Membership No. 41920

Mumbai

May 17, 2018

Certificate No:-00021/2018-19



FORM - 1

ARCHITECT CERTIFICATE

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

Date : 14.05.2018

To,

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

DB House, Gen. K. Vaidya Marg,

Goregaon (East), Mumbai - 40

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

Sir Vithaldas Chambers, 16, Mumbai Samachar Marg,

Mumbai - 400 001.

Subject: Certificate of Percentage of Completion of Construction Work of Tower C, Captive parking of Tower C, Landscape, Clubhouse & Amenities consisting of 1 No. of Building(s) / Tower C Wing(s) of the Phase-II of the Project [MaharERA Registration Number P51900006367] 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 8832.93 sq.mts. area being developed by Realgem Buildtech Private Limited (Promoter's name).

Sir,

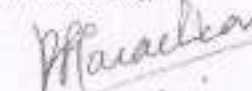
I/We, Prajakta Kadu, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Tower C, Captive parking of Tower C, Landscape, Clubhouse & Amenities consisting of 1 No. of Building(s) / Tower C Wing(s) of the Phase-II of the Project situated on the Plot Bearing 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 8832.93 sq.mts. area being developed by Realgem Buildtech Private Limited.

Following technical professionals are appointed by Owner / Promoter :-

- Mr. Pradeep Harachkar as L. S.;
- M/s SPACEAGE CONSULTANTS as L. S. with the Municipal Authority;
- M/s. MAHIMTURA CONSULTANTS PRIVATE LIMITED as Structural Consultant;
- M/s. PANKAJ DHARKAR & ASSOCIATES as MEP Consultant;
- 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 31st March 2018, the percentage of Work done for each of the Building / Wing of the Real Estate Project as registered vide number P51900006367 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

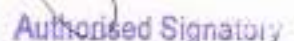
NIRMEEK ASSOCIATES

Signature & Name of L.S.

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



For BHISHMA REALTY LIMITED



Authorised Signatory


This is Form-1 referred to as Annexure - I
in our certificate No:- 00021/2018-19 dated 17th May, 2018

FORM - 1

ANNEXURE 1 - TABLE A

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

BUILDING No. :		TOWER - C
Sr. No.	Tasks / Activity	Percentage of work done (%) as on 31.03.2018
1	Excavation	100
2	3 number of Basement(s)	90
	1 number of Plinth	80
3	10 number of Podium(s)	0
4	1 Stilt Floor	0
5	55 number of Slabs of Super Structure	0
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	0
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 2 BUILDING NO. - TOWER C, Captive parking of Tower C, Landscape, Clubhouse & Amenities				
Sr. No.	COMMON AREAS AND FACILITIES, AMENITIES	Proposed (Yes / No)	Percentage of Work Done (%) as on 31.03.2018	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
14	Other (Option to add more)	Yes	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

