

FORM - 1**ARCHITECT CERTIFICATE**

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

Date : 29.07.2017

To,
NEELKAMAL REALTORS TOWER PVT. LTD. (Name & Address of the Promoter)
DB House, Gen. A. K. Vaidya Marg,
Goregaon (East), Mumbai - 400063

INDO GLOBAL SOFT SOLUTIONS AND TECHNOLOGIES PRIVATE LIMITED (Name & Address of the Co-Promoter)
Radius Tech Park, Plot No. 41, Rajiv Gandhi Info tech Park,
Phase-1, MIDC, Hinjawadi, Pune - 411057
Admin Office Address :
One BKC, 14th Floor, A Wing, G-Block,
Plot No. C-66, Bandra-Kurla Complex, Bandra (East), Mumbai - 400051

Subject : Certificate of Percentage of Completion of Construction Work of 1 Nos. Wing(s) of the Phase 1 of the Project One Mahalaxmi (earlier known as Orchid Heights) [MahaRERA Registration Number _____] situated on the Plot Bearing C.S No. 1906, Byculla Division, of Dr. A. Nair Road, Mumbai Central, Mumbai - 400008 demarcated by its boundaries (latitude & longitude of the end points) Raheja Vivaria to the North, Raheja Vivaria to the South, Maulana Azad Road to the East, and Dr. A. Nair Road and Raheja Vivaria to the West of Division Byculla, District Island City Mumbai, PIN 400008 admeasuring 8430.85 sq.mts. area out of Sale Plot admeasuring 13233.27 sq. nts. out of gross plot area adm. 19,434.10 sq. mts. being developed by NEELKAMAL REALTORS TOWER PRIVATE LIMITED [Promoter's name] through INDO GLOBAL SOFT SOLUTIONS AND TECHNOLOGIES PRIVATE LIMITED as Development Manager [Co-Promoter's name]

Sir,

I, PRADEEP HARACHKAR , have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 1 Nos. Wing(s) of the Phase 1 of the Project One Mahalaxmi (earlier known as Orchid Heights) [MahaRERA Registration Number _____] situated on the Plot Bearing C.S No. 1906, Byculla Division, of Dr. A. Nair Road, Mumbai Central, Mumbai - 400008 demarcated by its boundaries (latitude & longitude of the end points) Raheja Vivaria to the North, Raheja Vivaria to the South, Maulana Azad Road to the East, and Dr. A. Nair Road and Raheja Vivaria to the West of Division Byculla, District Island City Mumbai, PIN 400008 admeasuring 8430.85 sq.mts. area out of Sale Plot admeasuring 13233.27 sq. nts. out of gross plot area adm. 19,434.10 sq. mts. being developed by NEELKAMAL REALTORS TOWER PRIVATE LIMITED [Promoter's name] through INDO GLOBAL SOFT SOLUTIONS AND TECHNOLOGIES PRIVATE LIMITED as Development Manager [Co-Promoter's name]

- 1 Following technical professionals are appointed by Owner / Promoter :-
- M/s Nirmeeek Associates as L. S.;
 - M/s. JW Consultants LLP 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 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
NIRMEEK ASSOCIATES
Signature & Name of L.S.
(Registration Number : H/49/L.S.)



FORM - 1

ANNEXURE 1 - TABLE A

One Mahalaxmi (earlier known Orchid Heights) - Tower A

BUILDING No. : 1		Phase I
Sr. No.	Tasks / Activity	Percentage of work done (%)
1	Excavation	100
2	1 number of Basement(s)	80
	1 number of Plinth	80
3	7 number of Podium(s)(P1)	40
	- P2	0
	- P3	0
	- P4	0
	- P5	0
	- P6	0
	- P7	0
4	1 Stilt Floor	0
5	73 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

Mahabha



nirmeeK
mumbai
associates

FORM - 1

ANNEXURE 2 - TABLE B

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

Project - One Mahalaxmi (earlier known Orchid Heights) - Tower A				
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	0%	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
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%	LANDSCAPED GARDENS, CHILDRENS PLAY AREA, FITNESS CENTER, WELFARE CENTRE, SOCEITY OFFICE, JOGGING TRACK, SPORTS & RECREATION ACTIVITY, MULTIPURPOSE COURT, SWIMMING POOL to be provided in Phase II

Mahaachan

