

PAGNIS & PAGNIS

ULHAS PAGNIS
G.D. ARCH. A.I.I.A.

ARCHITECTS, DESIGNERS & PLANNING CONSULTANTS

RAJENDRA PAGNIS
G.D. ARCH. A.I.I.A.

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Date: 18/07/2017

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

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

To

The Spenta Enclave Private Limited
3A/B, Rajabhadur Mansion,
20 Ambalal Doshi Marg,
Fort, Mumbai- 400023.

Subject: Certificate of Percentage of Completion of Construction Work of Project Alta Vista Phase 2 consisting of 1 Building(s) E/F Wing of the 2nd Phase of the Project [for which MahaRERA Registration Number has been applied for] situated on the Plot bearing CTS No. 343(pt) demarcated by its boundaries Rehab Building to the North, Rehab Building to the South, Club House and R.G. to the East, 13.40 meters wide D.P. Road to the West of Division Chembur village Kurla-1 Taluka Kurla District Mumbai Suburb Sion Trombay Road, Mumbai - 400071 admeasuring 30,856.50 sq.mts. area being developed by Spenta Enclave Private Limited.

Sir,

I/We Pagnis & Pagnis have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work 1 of the Building(s)/ 2 Wing(s) of the Alta Vista Phase 2 of the Project, situated on the plot bearing CTS No. 343 (pt) of Division Chembur village Kurla-1 Taluka Kurla District Mumbai Suburb Sion Trombay Road, Mumbai - 400071 admeasuring 30,856.50 sq.mts. area being developed by Spenta Enclave Private Limited.

Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s Pagnis & Pagnis as L.S. / Architect;
- (ii) M/s Shasme Design & Consultants as Structural Consultant
- (iii) M/s Pankaj Dharkar & Associates as MEP Consultant
- (iv) Shri. Suresh Kamble 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 MahaRERA 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.



TABLE A- Wing E

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	25%
2	4 Number of Basement(s) and Plinth	0%
3	0 Number of Podiums	0%
4	Stilt Floor	0%
5	24 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, Lifts Wells and 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%

WING F

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	10%
2	4 Number of Basement(s) and Plinth	0%
3	0 Number of Podiums	0%
4	Stilt Floor	0%
5	24 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, Lifts Wells and 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%
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TABLE-B

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

S.No	Common areas and Facilities, nities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Foothpaths	Yes	0%	No Foothpaths
2.	Water Supply	Yes	0%	As per SRA Apporval
3.	Sewarage (chamber, lines, Septic Tank , STP)	Yes	0%	STP as per SRA Apporval
4.	Storm Water Drains	Yes	0%	As per SRA Apporval
5.	Landscaping & Tree Planting	Yes	0%	As per SRA Apporval
6.	Street Lighting	Yes	0%	Limited to driveways within property
7.	Community Buildings	No	0%	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0%	As per SRA Apporval
9.	Solid Waste management & Disposal	Yes	0%	As per SRA Apporval
10.	Water conservation, Rain water harvesting	Yes	0%	As per SRA Apporval
11.	Energy management	No	0%	NA
12.	Fire protection and fire safety requirements	Yes	0%	As per SRA Apporval
13.	Electrical meter room, sub-station, receiving station	Yes	0%	Sub station only

For
PAGNIS & PAGNIS,

RAJENDRA PAGNIS.
(Architect).
(License No: CA/91/14083)

