

UDAY V. DHAWAN

Consulting Architect / License Surveyor

B/2/201B, JUMBO DARSHAN

D.S.K. MARG, KOLDONGRI,

ANDHERI (EAST), MUMBAI – 400 069

FORM 1

ARCHITECT'S CERTIFICATE

Date : 12/08/2021

TO,
BALRAMPUR CHINI MILLS LIMITED/
UPVAN DEVELOPERS
MUMBAI

Subject: Certificate of Percentage of Completion of Construction Work as on 30.06.2021 of the Astrum (the Astrum - Real Estate Project) (RERA Registration No. P51800029353) situated on the Plot Bearing C.T.S. No. 97A/2C/2 & 97A/2C/4, demarcated by its boundaries (latitude and longitude of the end points) CTS No. 97A/2C/3 to the North, CTS No. 97A/2C/1 to the South, CTS No. 97A/2C/5 to the East and CTS No. 97A/5/4 to the West, Village Chincholi at Upper Govind Nagar at Malad (East), District Mumbai Suburban, PIN – 400097, admeasuring approx. 1799.59 Sq. Mts. (which forms a part of Larger Land admeasuring approx. 4137.90 Sq. Mts.) being developed by Balrampur Chini Mills Limited / Upvan Developers

Reference: Site Supervisor Letter dated 30/06/2021

Sir,

As per the site inspection undertaken by Site Supervisor having License No. C/135/SS-I of certifying Percentage of Completion of Construction Work of Astrum (the Astrum Real Estate Project, RERA Registration No. P51800029353) situated on the Plot Bearing C.T.S. No. 97A/2C/2 & 97A/2C/4, demarcated by its boundaries (latitude and longitude of the end points) CTS No. 97A/2C/3 to the North, CTS No. 97A/2C/1 to the South, CTS No. 97A/2C/5 to the East and CTS No. 97A/5/4 to the West, Village Chincholi at Upper Govind Nagar at Malad (East), District Mumbai Suburban, PIN – 400097, admeasuring approx. 1799.59 Sq. Mts. (which forms a part of Larger Land admeasuring approx. 4137.90 Sq. Mts.) being developed by Balrampur Chini Mills Limited / Upvan Developers.

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Based on Site Inspection of Site Supervisor and with respect to the above mentioned Building of the aforesaid Real Estate Project, I certify that as on 30/06/2021, the Percentage of Work done for the building of the Real Estate Project as registered vide number P51800029353 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 Astrum Real Estate Project is detailed in Table B.

Table A

Sr. No	Tasks /Activity	Percentage (%) of work done Astrum
1	Excavation	0 %
2	3 number of Basement and 1 Plinth	0 %
3	0 number of Podiums	0 %
4	1 Stilt Floor	0 %
5	23 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**

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done (%)	Details
1	Internal Roads & Footpaths	Yes	0 %	Min 6 mtr road width
2	Water Supply	Yes	0 %	Fresh Water Supply from MCGM
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0 %	To be disposed off through STP & balance treated water into the drains
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.
6	Street Lighting	Yes	0 %	Lighting will be designed to local authority regulations.
7	Community Buildings	No		NO
8	Treatment and disposal of sewage and sullage water	Yes	0 %	Into the STP and balance treated water after re-use to be disposed off into the drains
9	Solid Waste management & Disposal	Yes	0 %	Dry & Wet Waste segregation and disposal as per the Solid Waste management Rules, MCGM
10	Water conservation, Rain water harvesting	Yes	0 %	Rainwater harvesting Tanks
11	Energy management	Yes	0 %	Power supply through Utility provider

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12	Fire protection and fire safety requirements	Yes	0 %	As Per CFO & NBC Norms
13	Electrical meter room, sub-station, receiving station	Yes	0 %	Meter room for every building and Substation as per the requirement of the Utility Provider
14	Swimming Pool	Yes	0 %	On completion
15	Fitness Center	Yes	0 %	On completion
16	Society Office	Yes	0 %	On completion

Yours Faithfully,

Uday V. Dhawan
License Surveyor
Lic. No. D/228/LS