

Sanat Mehta & ASSOCIATES

Civil Engineers & Architectural Project Consultants



Rameshwar Tower, A-103, Shimpoli Road, Next to Gokhale School, Borivali (W), Mumbai - 400 092. Tel.: 022-28999298.

REF NO.: SMA/RERA/330/175A/23.

July 06, 2023.

To,
M/s. Ornate City Developers
Unit 203, 2nd Floor, 'B' Wing,
Pramukh Plaza, Cardinal Gracious Road,
Mota Nagar, Andheri (E),
Mumbai- 400 099.

FORM-I

Dear Sir,

Sub: Certificate of Percentage of Completion of Construction work of Residential with Shopline Building no. 4, Wings B&C (B+Stilt+G+18) in Sector III known as 'ORNATE HEIGHTS' having MAHARera Registration Number- P99000024806 being developed by M/s.Ornate City Developers.

We, M/s. SANAT MEHTA & ASSOCIATES (MR.SANAT MEHTA, Reg.No. VVCMC/ENGR/09) have undertaken assignment as Licensed Engineer of certifying Percentage of Completion of Construction work of Residential with Shopline Building no. 4, Wings B&C (B+Stilt+G+18) in Sector III known as 'ORNATE HEIGHTS' having MAHARera Registration Number- P99000024806 being developed by M/s. Ornate City Developers.

Based on Site Inspection, with respect to each of the Building and Wing of the aforesaid Real Estate Project, We certify that as on date of this certificate, the Percentage of Work done for each of the wing of the Real Estate Project to be registered 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

Residential with shopline Building no. 4, Wings B & C (B+Stilt+G+18):-

Sr.No.	Tasks / Activity	Percentage of work done
(1)	(2)	(3)
1.	Excavation	100%
2.	Basement	100%
3.	Podiums	N.A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	19 number of Slabs of Super Structure.	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises, Rolling shutters for shops.	95%
8.	Sanitary Fittings within the Flat/Premises.	60%
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks.	100%

A

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10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC , Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any other activities.	40%

TABLE – B

Common Area (Internal & External Development Works) in respect of the Registered Phase/
Project Number.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Foot-paths	No	----	-
2.	Water supply	Yes	50%	-
3.	Sewerage(chamber, lines, STP)	Yes	50%	-
4.	Storm Water Drains	Yes	50%	-
5.	Landscaping & Tree planting	Yes	0%	-
6.	Street Lighting	No	---	-
7.	Community Buildings	No	---	-
8.	Treatment & disposal of sewage and sullage water	Yes	50%	-
9.	Solid Waste management & Disposal	Yes	0%	-
10.	Water Conservation / Rain water harvesting.	Yes	90%	-
11.	Energy management	Yes	0%	-

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12.	Fire protection and fire safety requirements	Yes	0%	-
13.	Electrical meter room, sub-station.	Yes	0%	-

NOTE:

- 1) This certificate is issued as consultants for Architectural work for the above cited proposal based on location and ownership details as provided by the promoters. We have no interest other than our profession.
- 2) In case of project under construction, work done percentage (%) keeps on changing daily. This certificate is issued based on progress report by Site Supervisor.
- 3) This Report is based on site status for the project under reference & it does not absolve promoter from any legal litigation pending, if any, or for statutory compliance of any conditions issued by any authority or any directive/orders by any court of law.
- 4) It shall be binding upon the promoters to carry all work on site strictly as per approved plans & compliance of all conditions to be strictly followed in time bound manner as may be required.
- 5) It shall be binding upon the promoters to obtain all necessary permission for any revision in sanctioned plans prior to commencement of work.
- 6) We shall not be responsible for any work carried out on site beyond approved plans and / or any work executed without our written permission.

Yours Faithfully,

For SANAT MEHTA & ASSOCIATES

SANAT MEHTA

Reg.No. VVCMC/ENGR/09.



Agreed and Accepted by:

Signature of Promoter

Name: M/s. Ornate City Developers.

Date: 06th July, 2023.