

ARCHITECT'S CERTIFICATE

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

Date: 07/06/2019.

To,
Propel Developers Private Limited
Runwal & Omkar Esquare, 4th Floor,
off : Eastern, Exp Highway,
Opp Sion Chunabhatti Signal,
Sion (E), Mumbai, Maharashtra 400022

Subject:- Certificate of Percentage of Completion of Construction Work of **Five** Number of Wings namely **Tower 1, Tower 2, Tower 3, Tower 4 and Tower 5** of the project known as **Runwal Pinnacle** situated on the Plot bearing new CTS Nos. 681A/8B pt. demarcated by its boundaries (latitude and longitude of the end points) Runwal Greens to the East, Part of Amenity plot to the West, Fortis Hospital to the North and Part of Land bearing CTS Nos. 767, 768 to the South lying being and situated at Goregaon Mulund Link road, Taluka Kurla within the Registration District and Sub District of Mumbai City and Mumbai Suburban in the "S" Municipal Ward admeasuring an area of 4925.58 sq. mtrs being developed by M/s. Propel Developers Private Limited.

Sir,

I, Mr. Sachin S. Thoke for M/s Rugved Architectural Consultancy have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Five** Number of Wings namely **Tower 1, Tower 2, Tower 3, Tower 4 and Tower 5** of the project known as **Runwal Pinnacle** situated on the Plot bearing new CTS Nos. 681A/8B pt. demarcated by its boundaries (latitude and longitude of the end points) Runwal Greens to the East, Part of Amenity plot to the West, Fortis Hospital to the North and Part of Land bearing CTS Nos. 767, 768 to the South lying being and situated at Goregaon Mulund link road, Taluka Kurla within the Registration District and Sub District of Mumbai City and Mumbai Suburban in the "S" Municipal Ward admeasuring an area of 4925.58 sq. mtrs being developed by Propel Developers Private Limited.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s Aakar Architects and Consultants as L.S. / Architect.
- (ii) M/s Epicons Consultant Pvt. Ltd. as Structural Consultant.
- (iii) M/s Integrated Technical Services as MEP Consultant.
- (iv) Mr. Suresh Sable as Site Supervisor.

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Based on Site Inspection, with respect to each of the 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 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
TOWER NUMBER- 1

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	Nos. Basement(s) and Plinth is completed	NA
3	Nos. of Podiums included in common area	NA
4	Stilt Floor	0%
5	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%

TOWER NUMBER- 2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	Nos. Basement(s) and Plinth is completed	NA
3	Nos. of Podiums included in common area	NA
4	Stilt Floor	0%
5	Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within	0%

	Flats/Premises, Doors and Windows to each of the Flat / Premises	
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%

TOWER NUMBER- 3

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	Nos. Basement(s) and Plinth is completed	NA
3	Nos. of Podiums included in common area	NA
4	Stilt Floor	0%
5	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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Architectural services

TOWER NUMBER- 4

Sr. No	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	Nos. Basement(s) and Plinth is completed	NA
3	Nos. of Podiums included in common area	NA
4	Stilt Floor	0%
5	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%

TOWER NUMBER- 5

Sr. No	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	Nos. Basement(s) and Plinth is completed	NA
3	Nos. of Podiums included in common area	NA
4	Stilt Floor	0%
5	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%

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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%

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%	For all towers in the project
2	Water Conservation, Rainwater harvesting	Yes	0%	For all towers in the project
3	Energy management	Yes	0%	For all towers in the project
4	Fire protection and fire safety requirements	Yes	0%	For all towers in the project
5	Electrical meter room, sub-station	Yes	0%	Electric Meter room & sub-station only
6	2 level Gymnasium	Yes	0%	For all towers in the project
7	5 level common basement	Yes	0%	Common basement for all towers in the project
8	9 level common podium	Yes	0%	Common Podium for all towers in the project
9	Aerobics room	Yes	0%	For all towers in the project
10	Badminton court	Yes	0%	For all towers in the project
11	Billiards / Pool room	Yes	0%	For all towers in the project
12	Business centre	Yes	0%	For all towers in the project
13	CCTV surveillance	Yes	0%	For all towers in the project

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14	Common Parking	Yes	0%	Common Parking for all towers in the project
15	Convenience Retail	Yes	0%	For all towers in the project
16	Creche	Yes	0%	For all towers in the project
17	DG backup in essential & common areas	Yes	0%	For all towers in the project
18	Double height entrance lobbies	Yes	0%	For all towers in the project
19	Exclusive Kids Pool	Yes	0%	For all towers in the project
20	Gaming Arena	Yes	0%	For all towers in the project
21	Half-Basketball court	Yes	0%	For all towers in the project
22	High speed lifts	Yes	0%	For all towers in the project
23	Intercom facility from Lobby to apartment	Yes	0%	For all towers in the project
24	Jacuzzi	Yes	0%	For all towers in the project
25	Kids Play area	Yes	0%	For all towers in the project
26	Landscaped Driveway	Yes	0%	For all towers in the project
27	Library	Yes	0%	For all towers in the project
28	Mini Theatre	Yes	0%	For all towers in the project
29	Party Hall	Yes	0%	For all towers in the project
30	Rainwater harvesting	Yes	0%	For all towers in the project
31	RFID tagged entry system	Yes	0%	For all towers in the project
32	Rooftop jogging track	Yes	0%	For all towers in the project
33	Rooftop sky lounge	Yes	0%	For all towers in the project
34	Sewage treatment plant	Yes	0%	For all towers in the project
35	Sky BBQ pavilion	Yes	0%	For all towers in the project
36	Sky deck open Gym	Yes	0%	For all towers in the project

37	Spa	Yes	0%	For all towers in the project
38	Squash Court	Yes	0%	For all towers in the project
39	Stargazing Deck with telescope	Yes	0%	For all towers in the project
40	Swimming pool with poolside decks	Yes	0%	For all towers in the project
41	Table Tennis	Yes	0%	For all towers in the project
42	Wi-Fi enabled lobbies	Yes	0%	For all towers in the project
43	Yoga room	Yes	0%	For all towers in the project
44	Aggregate area of recreational open space	No	0%	NA
45	Open Parking	No	0%	NA
46	Water supply	Yes	0%	For all towers in the project
47	Sewerage (chamber, lines, STP)	Yes	0%	No septic Tank
48	Storm Water Drains	Yes	0%	For all towers in the project
49	Landscaping & Tree Planting	Yes	0%	For all towers in the project
50	Street Lighting	No	0%	NA
51	Community Buildings	Yes	0%	2 level Common Clubhouse above podium (all towers)
52	Treatment and disposal of sewage and sullage water	Yes	0%	For all towers in the project
53	Solid Waste management & Disposal	Yes	0%	For all towers in the project
54	Common Terrace above top floors	Yes	0%	For all towers in the project

Yours Faithfully
 For M/s. Rugved Architectural Consultancy.



Ar. Sachin Thakre (Architect).
 (License No.: GA/2002/28792)

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