

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 29-07-17

To,
SMGK Developers Pvt. Ltd.
Gr. Floor, Hill Park A-1 Tower,
Capt. Samant Road, Jogeshwari (W),
Mumbai 400102.

Sub: Certificate of Percentage of Completion of Construction Work of 1 No. of Building of the Project 'SMGK URBANA - Heights' [MahaRERA Registration Number yet to be obtained] situated on a portion of Plot bearing CTS No. 31E/2/D (Part) demarcated by its boundaries (latitude and longitude of the end points) N19° 08' 23.19797" to the North, N19° 08' 21.13196" to the South, E 72° 50' 25.81062" to the East E 72° 50' 24.82543" to the West, Village Bandivali, Taluka Andheri, District Mumbai Suburban, PIN 400102, admeasuring 480sq.mts. area being developed by SMGK Developers Pvt. Ltd.

Sir,

We, Echelon Design Consultants have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 1 No of Building of the Project, 'SMGK URBANA-Heights' situated on a portion of Plot bearing CTS No. 31E/2/D (Part) of Village Bandivali, Taluka Andheri, District Mumbai Suburban PIN 400102 admeasuring 480sq.mts. area being developed by M/s. SMGK Developers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) 'Echelon Design Consultants' as Architect/Licensed Surveyor
- (ii) Sanjay Puri Architects as Design Architects
- (iii) M/s Shanghvi & Associates Pvt. Ltd. as Structural Consultant
- (iv) MAK MEP Consultants as MEP Consultant
- (v) Shri Mahindra Gole as Site Supervisor

Based on Site Inspection, with respect to the Project, I certify that as on the date of this certificate, about 9% (weighted average) work is done of the Project ,



'SMGK URBANA-Heights' of the Real Estate Project as registered vide number [MahaRERA Registration Number yet to be obtained] 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

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	70
2	1 number of Basement(s)	70
3	1 number Basement/Lower Stilt	70
4	1 Upper Stilt Floor	70
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

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	No	0	
2.	Water Supply	Yes	0	Supply from Local Municipal Authority

Sr. No.	Common areas and Facilities	Amenities Proposed (Yes/No)	Percentage of Work done	Details
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0	Common for all wings/ buildings of the layout as per AFS
4.	Storm Water Drains	Yes	0	Common for all wings/ buildings of the layout as per AFS
5.	Landscaping & Tree Planting	No	0	
6.	Street Lighting	No	0	
7.	Community Buildings	No	0	
8.	Treatment and disposal of sewage and sullage water	No	0	
9.	Solid Waste management & Disposal	Yes	0	Common for all wings/ buildings of the layout as per AFS
10.	Water conservation, Rain water harvesting	Yes	0	Building Amenity
11.	Energy management	No	0	
12.	Fire protection and fire safety requirements	Yes	10%	Building Amenity
13.	Electrical meter room, sub-station, receiving station	Yes	0	Common for all wings/ buildings of the layout as per AFS
14.	Car Lift Installation -2 Nos	Yes	0	Building Amenity
15.	Stack Parkings Installation	Yes	0	Building Amenity
16.	Landscaped terrace recreation area	Yes	0	Building Amenity

Yours Faithfully



VRAJESH S. TRIVEDI

(Licensed Surveyor)
License no. T/162/LS

Vrajesh S Trivedi (License NO.....)

For Echelon Design Consultants LLP