

ARCHITECT'S CERTIFICATE

Date: 06.07.2017

To
Mr. GOPAL BARASIA,
At 428, Kalbadevi Road,
2nd Floor, Abhay Road,
Mumbai-400 002.

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building having 5 Wing of the only Phase of the Project _____ situated on the final Plot No. 01, Sector-10B, Ulwe, Navi Mumbai demarcated by its boundaries (73 0 43.73 – 18 58 18.09, 73 0 47.52 – 18 58 15.97, 73 0 46.65 – 18 58 13.93, 73 0 42.59 – 18 58 16.23) admeasuring 8748.340 sq.mts. area being developed by Mr. Gopal Barasia.

Sir,

I Soyuz Talib have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 1 No. of Building having 5 Wing of the only Phase of the project situated on the final Plot No. 01, Sector-10B, Ulwe, Navi Mumbai admeasuring 8748.340 sq.mts. area being developed by Mr. Gopal Barasia.

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

- (i) M/s Soyuz Talib Architects Pvt Ltd. as Architect;
- (ii) M/s Epicons Consultants Pvt Ltd. as Structural Consultant
- (iii) M/s M/s Engineering Creations Public Health Consultancy Pvt Ltd. as MEP Consultant
- (iv) Mr. Amit Kumar 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.



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REG. NO. - CA/94/17095

Table A (Wing – A)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	70%
2	0 number of Basement and 1 Plinth	60%
3	1 number of Podiums (with 3 shops)	10%
4	1 Stilt (Ground floor with 41 shops)	60%
5	13 number of Slabs of Super Structure (Super structure slab from 3 rd slab. Parking and landscape in second floor and 15 th slab as terrace)	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
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 A (Wing – B)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	70%
2	0 number of Basement and 1 Plinth	60%
3	1 number of Podiums (with 3 shops)	10%
4	1 Stilt (Ground floor with 41 shops)	60%
5	13 number of Slabs of Super Structure (Super structure slab from 3 rd slab. Parking and landscape in second floor and 15 th slab as terrace)	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
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 A (Wing – C)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	70%
2	0 number of Basement and 1 Plinth	60%
3	1 number of Podiums (with 3 shops)	10%
4	1 Stilt (Ground floor with 41 shops)	60%
5	13 number of Slabs of Super Structure (Super structure slab from 3 rd slab. Parking and landscape in second floor and 15 th slab as terrace)	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
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 A (Wing – D)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	70%
2	0 number of Basement and 1 Plinth	60%
3	1 number of Podiums (with 3 shops)	10%
4	1 Stilt (Ground floor with 41 shops)	60%
5	13 number of Slabs of Super Structure (Super structure slab from 3 rd slab, Parking and landscape in second floor and 15 th slab as terrace)	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
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 A (Wing – E)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	70%
2	0 number of Basement and 1 Plinth	60%
3	1 number of Podiums (with 3 shops)	10%
4	1 Stilt (Ground floor with 41 shops)	60%
5	13 number of Slabs of Super Structure (Super structure slab from 3 rd slab. Parking and landscape in second floor and 15 th slab as terrace)	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
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, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	NO	-	N/A
2.	Water Supply	YES	0%	Temporary Municipal water connection in place.
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	10%	In progress.
4.	Storm Water Drains	YES	0%	In later scope of work.
5.	Landscaping & Tree Planting	YES	0%	In later scope of work.
6.	Street Lighting	NO	-	N/A
7.	Community Buildings	YES	0%	In later scope of work.
8.	Treatment and disposal of sewage and sullage water	YES	0%	In later scope of work.
9.	Solid Waste management & Disposal	YES	0%	In later scope of work.
10.	Water conservation, Rain water harvesting	YES	10%	In progress.
11.	Energy management	YES	0%	In later scope of work.
12.	Fire protection and fire safety requirements	YES	0%	In later scope of work.
13.	Electrical meter room, sub-station, receiving station	YES	0%	In later scope of work.
14.	Aggregate area of recreational open space	YES	0%	In later scope of work.
15.	Open parking and Covered parking	YES	10%	In later scope of work.

Yours Faithfully

AR. SOYUZ TALIB
Reg. No.: CA/94/17095



AREA STATEMENT (AS PER MUNICIPAL)

This is to certify that carpet areas of the shops and flats on **Plot No.-1, Sector-10B, Ulwe** As per Plans approved by CIDCO vide letter for Development Permission and Commencement Certificate No.- **CIDCO/ BP-11822/TPO(NM)/2017/2556** dated 01/06/2017, admeasure as follows:-

Plot No. 01, Sector-10B, Ulwe (SHOPS)				
SHOP	CARPET AREA		ENCLOSED BALCONY (BUA)	
	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
1	33.28	358	6.34	68
2	32.54	350	6.2	67
3	31.81	342	6.06	65
4	31.81	342	6.06	65
5	33.8	364	6.44	69
6	32.23	347	6.14	66
7	31.55	340	6.01	65
8	31.55	340	6.01	65
9	38.21	411	7.28	78
10	31.55	340	6.01	65
11	31.55	340	6.01	65
12	32.23	347	6.14	66
13	32.23	347	6.14	66
14	31.55	340	6.01	65
15	31.55	340	6.01	65
16	38.22	411	7.28	78
17	31.55	340	6.01	65
18	31.55	340	6.01	65
19	32.23	347	6.14	66
20	32.23	347	6.14	66
21	31.55	340	6.01	65
22	31.55	340	6.01	65
23	38.21	411	7.28	78
24	31.55	340	6.01	65
25	31.55	340	6.01	65

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26	32.23	347	6.14	66
27	33.8	364	6.44	69
28	31.81	342	6.06	65
29	31.81	342	6.06	65
30	53.55	576	9	97
31	149	1604		
32	39.61	426		
33	50.21	540	9.1	98
34	34.71	374	6.06	65
35	35.45	382	6.06	65
36	38.48	414	6.44	69
37	39.31	423	6.44	69
38	37.75	406	6.06	65
39	38.48	414	6.06	65
40	41.45	446	4.01	43
41	44.48	479	6.8	73

FIRST FLOOR				
30	41.45	446	18	194
31 & 32	161.35	1737	21.95	236
33	45.11	486	18	194




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Plot No. 01, Sector-10B, Ulwe (WING A)

FLOOR	FLAT NO.	CARPET AREA		FLOWER BED (BUA)		TERRACE (BUA)		ENCLOSED BALCONY (BUA)		CUPBOARD (BUA)	
		SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
3,5,7,9,11TH	1	46.21	497	3.75	40	9.23	99	10.26	110	7.46	80
	2	65.26	702	7.34	79	10.32	111	11.72	126	6.51	70
	3	64.00	689	7.34	79	10.32	111	11.73	126	6.74	73
	4	42.17	454	3.75	40	9.23	99	10.26	110	7.35	79
8TH	1				-		-				-
	2	62.45	672	7.11	77	11.02	119	14.88	160	6.52	70
	3	60.19	648	7.11	77	10.87	117	14.88	160	6.74	73
	4	46.29	498	4.61	50	7.57	81	6.4	69	8.09	87
4,6,10,12, 14TH	1	46.21	497	4.61	50	7.72	83	10.26	110	7.46	80
	2	65.26	702	7.11	77	10.87	117	11.72	126	6.51	70
	3	64.00	689	7.11	77	10.87	117	11.72	126	6.74	73
	4	42.84	461	4.61	50	7.72	83	10.26	110	8.09	87
13TH	1		-		-		-		-		-
	2	62.45	672	7.34	79	10.32	111	8.18	88	6.5	70
	3	61.19	659	7.34	79	10.32	111	8.18	88	6.74	73
	4	45.62	491	3.75	40	9.23	99	6.4	69	8.17	88




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Plot No. 01, Sector-10B, Ulwe (WING B)

FLOOR	FLAT NO.	CARPET AREA		FLOWER BED (BUA)		TERRACE (BUA)		ENCLOSED BALCONY (BUA)		CUPBOARD (BUA)	
		SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
3,5,7,9,11TH	1	46.38	499	3.75	40	9.23	99	9.41	101	8.15	88
	2	46.38	499	3.75	40	9.22	99	9.41	101	8.15	88
	3	42.19	454	3.75	40	9.22	99	9.41	101	7.92	85
	4	42.19	454	3.75	40	9.22	99	9.41	101	7.92	85
8TH	1	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-
	3	40.60	437	4.61	50	7.72	83	11	118	7.92	85
	4	40.60	437	4.61	50	7.72	83	11	118	7.92	85
4,6,10,12, 14TH	1	46.38	499	4.61	50	9.23	99	9.41	101	8.15	88
	2	46.38	499	4.61	50	9.22	99	9.41	101	8.15	88
	3	42.19	454	4.61	50	9.22	99	9.41	101	7.92	85
	4	42.19	454	4.61	50	9.22	99	9.41	101	7.92	85
13TH	1	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-
	3	40.60	437	3.75	40	9.22	99	11	118	7.92	85
	4	40.60	437	3.75	40	9.22	99	11	118	7.92	85



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Plot No. 01, Sector-10B, Ulwe (WING C)

FLOOR	FLAT NO.	CARPET AREA		FLOWER BED (BUA)		TERRACE (BUA)		ENCLOSED BALCONY (BUA)		CUPBOARD (BUA)	
		SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
3,5,7,9,11TH	1	46.38	499	3.75	40	9.23	99	9.41	101	8.15	88
	2	46.38	499	3.75	40	9.22	99	9.41	101	8.15	88
	3	42.19	454	3.75	40	9.22	99	9.41	101	7.92	85
	4	42.19	454	3.75	40	9.22	99	9.41	101	7.92	85
8TH	1	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-
	3	40.60	437	4.61	50	7.72	83	11	118	7.92	85
	4	40.60	437	4.61	50	7.72	83	11	118	7.92	85
4,6,10,12, 14TH	1	46.38	499	4.61	50	9.23	99	9.41	101	8.15	88
	2	46.38	499	4.61	50	9.22	99	9.41	101	8.15	88
	3	42.19	454	4.61	50	9.22	99	9.41	101	7.92	85
	4	42.19	454	4.61	50	9.22	99	9.41	101	7.92	85
13TH	1	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-
	3	40.60	437	3.75	40	9.22	99	11	118	7.92	85
	4	40.60	437	3.75	40	9.22	99	11	118	7.92	85



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Plot No. 01, Sector-10B, Ulwe (WING D)

FLOOR	FLAT NO.	CARPET AREA		FLOWER BED (BUA)		TERRACE (BUA)		ENCLOSED BALCONY (BUA)		CUPBOARD (BUA)	
		SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
3,5,7,9,11TH	1	45.60	491	3.75	40	9.23	99	10.87	117	7.47	80
	2	65.26	702	7.34	79	10.31	111	11.72	126	6.06	65
	3	41.56	447	3.86	42	9.22	99	10.87	117	7.23	78
8TH	1	-	-	-	-	-	-	-	-	-	-
	2	62.19	669	7.10	76	10.87	117	15.14	163	6.06	65
	3	41.56	447	4.61	50	7.87	85	10.87	117	7.23	78
4,6,10,12, 14TH	1	45.60	491	4.61	50	7.72	83	10.87	117	7.47	80
	2	65.26	702	7.10	76	10.87	117	11.72	126	6.6	71
	3	41.56	447	4.61	50	7.87	85	10.87	117	7.23	78
13TH	1	-	-	-	-	-	-	-	-	-	-
	2	62.19	669	7.34	79	10.31	111	15.14	163	6.6	71
	3	41.91	451	3.86	42	9.22	99	10.52	113	7.23	78



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Plot No. 01, Sector-10B, Ulwe (WING E)

FLOOR	FLAT NO.	CARPET AREA		FLOWER BED (BUA)		TERRACE (BUA)		ENCLOSED BALCONY (BUA)		CUPBOARD (BUA)	
		SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
3,5,7,9,11TH	1	64.11	690	7.34	79	10.31	111	13.22	142	6.6	71
	2	64.56	695	7.34	79	10.31	111	13.22	142	6.15	66
	3	64.31	692	7.46	80	10.31	111	11.71	126	6.37	69
8TH	1	62.86	677	7.10	76	10.79	116	14.47	156	6.6	71
	2	-	-	-	-	-	-	-	-	-	-
	3	63.05	679	7.26	78	11.02	119	12.96	140	6.37	69
4,6,10,12, 14TH	1	64.11	690	7.10	76	10.79	116	13.22	142	6.6	71
	2	64.56	695	7.10	76	10.79	116	13.22	142	6.15	66
	3	64.31	692	7.26	78	11.02	119	11.71	126	6.37	69
	4										
13TH	1	62.86	677	7.34	79	10.31	111	14.47	156	6.6	71
	2	-	-	-	-	-	-	-	-	-	-
	3	63.05	679	7.46	80	10.31	111	12.96	140	6.37	69


Soyuz Talib
(Architect)
(Reg. No. CA/94/17095)

