



ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT

FORM 1

ARCHITECT'S CERTIFICATE

Date: 29-08-2018

To

**M/s. Mokai Brothers Realty P.Ltd
Good will infinity 804,plot No-E/3A,
Sector 12, Kharghar, Navi Mumbai.**

Subject: Certificate of Percentage of Completion of Construction Work of

**"PUSHP PINNACLE" Building of the Project situated on the Plot No 45/9
Demarcated by its boundaries on 15 meter road towards North,15 meter road
towards East, plot no 45/11 and 45/10 towards South and 9 meter road towards
West of Sector 34A, Kharghar, Navi Mumbai, District-Raigad admeasuring 1599.49
Sq.mts. area being developed by M/S. MOKAL BROTHERS REALTY P.LTD**

Sir,

I, **Architect Hiten Sethi** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the of **"PUSHP PINNACLE"** Building of the Project, Situated on Plot bearing No **45/9**, of **Sector-34A, Kharghar, Navi Mumbai, District-Raigad** admeasuring 1599.49 Sq.mts. area being developed by **M/S. MOKAL BROTHERS REALTY P. LTD**

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

- (i) M/s **Hiten Sethi Architect Pvt. Ltd.** As Architect ;
- (ii) M/s **B.S. Sukthankar & Associates** as Structural Consultant
- (iii) M/s **Anil Verma Consultants** as MEP Consultant
- (iv) Shri **Anil Naik** as Site Supervisor.

Based on Site Inspection, with respect to each of the Building/Wing of the a foresaid 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 being registered 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 phase is detailed in Table B.



Table A**"PUSHP PINNACLE"** (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	Number Plinth	0%
3	2 number of Podiums	0%
4	Stilt Floor	0%
5	18 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	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	-	
7.	Community Buildings	No	-	
8.	Treatment and disposal of sewage and sullage water	No	-	
9.	Solid Waste management & Disposal	No	-	
10.	Water conservation, Rain water harvesting	Yes	0%	Only Rain Water Harvesting Tank to be made
11.	Energy management	No	-	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical Meter room, sub-station, receiving station	Yes	0%	
14.	Others (Fitness Center, Swimming Pool, Meditation Zone & Children Play area)	Yes	0%	

Yours Faithfully,

Ar.Hiten Sethi

Reg. No. - CA/93/16484



AREA CERTIFICATE

This is to certify that we are the Architects for the project "PUSH Pinnacle" currently consisting of 1 Residential buildings on Plot bearing no 45/9, of Sector-34A, Kharghar, Navi Mumbai is being developed by M/s. MOKAL BROTHERS REALTY P.LTD. Demarcated by its boundaries on 15 meter road towards North, 15 meter road towards East, plot no 45/11 and 45/10 towards South and 9 meter road towards West of Sector 34A, Kharghar, Navi Mumbai, District-Raigad. We certify that CIDCO has sanctioned the plans and issued Commencement Certificate bearing No: CIDCO/BP-15655/TPO(NM&K)/2018/2697 dated 19th June 2018 for the said plot, based upon the approved layout and plans as mentioned here in above, the carpet area of the individual flats as per the RERA guidelines are as under :-

RESIDENTIAL							
FLOOR	FLAT TYPE	Pure Carpet Area		Enclosed Balcony Area		Service Slab Area	
		(SQ.M.)	(SQ.FT)	(SQ.M.)	(SQ.FT)	(SQ.M.)	(SQ.FT)
3	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
4	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
5	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
6	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
7	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
8	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
9	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81

RESIDENTIAL							
FLOOR	FLAT TYPE	Pure Carpet Area		Enclosed Balcony Area		Service Slab Area	
		(SQ.M.)	(SQ.FT)	(SQ.M.)	(SQ.FT)	(SQ.M.)	(SQ.FT)
10	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
11	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
12	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
13	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
14	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
15	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
16	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
17	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
18	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
19	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81
20	3BHK (A)	71.22	766.61	7.86	84.61	2.58	27.77
	2BHK (A)	52.88	569.20	8.41	90.53	1.19	12.81

This certificate is valid till validity of CC CIDCO/BP-15655/TPO(NM&K)/2018/2697 dated 19th June 2018.

For Hiten Sethi & Associates,

Ar. Hiten Sethi
Reg. No. C.A./93/16484.
Date: 29th August 2018

