

FORM 1
[see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 7th January 2021

To,

M/s. Unique Property Enterprises Pvt. Ltd.

203-204, Orbit Plaza,

New Prabhadevi Road, Prabhadevi, Mumbai - 400 025

Sub.: Certificate of Percentage of Completion of Construction of the Residential Free-Sale Wing of composite building named "The Baya Junction", on the land bearing C.T.S. Nos. 620(Pt.), 621(Pt.), 622(Pt.), 1859, 1860 and 1861 of village Chembur Taluka Kurla, M/W Ward, situated at Pestom Sagar, Cross Road No. 6, Juna Reti Bunder Road, Chembur(W), Mumbai - 400089, demarcated by its boundaries, CTS No. 622 on or towards West, existing Masjid on plot occupied by slum on or towards East, existing Somaiyya nalla on or towards North and Pestom Sagar Road No. 6 on or towards South, admeasuring 1981.20 Sq. Mtrs. area, being developed by M./s. Unique Property Enterprises Pvt. Ltd.

Sir,

We Catapult Realty Consultants have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Residential Free-Sale Wing of composite building named "The Baya Junction", on the land bearing C.T.S. Nos. 620(Pt.), 621(Pt.), 622(Pt.), 1859, 1860 and 1861 of village Chembur, Taluka Kurla, M/W Ward, situated at Pestom Sagar, Cross Road No. 6, Juna Reti Bunder Road, Chembur(W), Mumbai - 400089, demarcated by its boundaries CTS No. 622 on or towards West, existing Masjid on plot occupied by slum on or towards East, existing Somaiyya nalla on or towards North and Pestom Sagar Road No. 6 on or towards South, admeasuring 1981.20 Sq. Mtrs. area, being developed by M./s. Unique Property Enterprises Pvt. Ltd.

1. Following technical professionals are appointed by Promoter :-

- (i) M/s. Catapult Realty Consultants as L.S. / Architect;
- (ii) M/s. JW Consultants LLP as Structural Consultant

(iii) M/s. S.S Gangan as MEP Consultant

(iv) Shri. Chandrakant Patil as Site Supervisor

Based on Site Inspection, with respect to each of the Building 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 **P51800015307** 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

The Baya Junction, situated on the land bearing C.T.S. Nos. 620(Pt.), 621(Pt.), 622(Pt.), 1859, 1860 and 1861 of village Chembur, Taluka Kurla, M/W Ward, situated at Pestom Sagar, Cross Road No. 6, Juna Reti Bunder Road, Chembur(W), Mumbai – 400089

Sr. No	Tasks / Activity	Percentage of work done
1	Excavation	100
2	0 number of Basement(s) and a Plinth	100
3	2 number of Podiums	NA
4	Stilt Floor	NA
5	20 number of Slabs of Super Structure	68
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	40
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40
9	The external plumbing and external	40

	plaster, elevation, completion of terraces with waterproofing of the Building/Wing	
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	40

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	NA	NA
2.	Water Supply	Yes	0	As per norms
3.	Sewarage (chamber, lines, Septic Tank, STP)	Yes	0	As per norms
4.	Storm Water Drains	Yes	0	As per norms
5.	Landscaping & Tree Planting	No	NA	NA
6.	Street Lighting	No	NA	NA
7.	Community Buildings	No	NA	NA

8.	Treatment and disposal of sewage and sullage water	Yes	0	As per norms
9.	Solid Waste management & Disposal	No	NA	NA
10.	Water Conservation Rain water harvesting	Yes	0	As per norms
11.	Energy management	No	NA	NA
12.	Fire protection and fire safety requirements	Yes	0	As per norms
13.	Electrical meter room, sub-station, receiving station	Yes	0	As per norms

Yours Faithfully



For **Catapult Realty Consultants**