

**FORM 1 [see Regulation 3]  
ARCHITECT'S CERTIFICATE  
(To be submitted at the time of Registration of Ongoing Project and for  
withdrawal of Money from Designated Account)**

5<sup>th</sup> July 2017

To,  
M/s. Kalpataru + Sharyans,  
101, Kalpataru Synergy,  
Opp. Grand Hyatt,  
Santacruz (East), Mumbai 400055.

**Subject:** Certificate of Percentage of Completion of Construction Work of Building having 2 wings A & B known as Kalpataru Waterfront, defined as the Project [Maha RERA Registration\_ Number] situated on the Plot bearing F.P. No. 497(pt) & 498(pt), demarcated by its boundaries 18°58'39.75" N, 73° 6'46.05"E to the North, 18° 58'37.14" N, 73° 6'46.04"E to the South, 18° 58'38.53" N, 73° 6'48.09"E to the East, 18°58'38.44" N, 73° 6'44.04"E to the West of Division Konkan, Village Panvel, Taluka Panvel, District Raigad, PIN 410206, admeasuring 5515.72 sq.m area being developed by Kalpataru + Sharyans.

Sir,

I, Keyur Ved have undertaken assignment as a Licensed Surveyor of certifying the Percentage of Completion of Construction Work of Building having 2 wings A & B ,known as Kalpataru Waterfront, defined as the Project, situated on the Plot bearing F.P no.497(pt) & 498(pt), demarcated by its boundaries 18°58'39.75" N, 73° 6'46.05"E to the North, 18° 58'37.14" N, 73° 6'46.04"E to the South, 18° 58'38.53" N, 73° 6'48.09"E to the East, 18°58'38.44" N, 73° 6'44.04"E to the West of Division Konkan, Village Panvel, Taluka Panvel, District Raigad, PIN 410206, admeasuring 5515.72 sq.m area being developed by Kalpataru Plus Sharyans.

The Promoter has furnished to the undersigned the following:

1. The details of the project w.r.t the buildings as mentioned in the subject matter and uploaded on the Maha RERA website.
2. The details of the approved plans and the projected maximum future potential and the Building envisaged by them which is also uploaded by them on the Maha RERA website.
3. The details of the estimated quantity and the executed quantity for each item as required to be provided in the Table A and B.

4. The details of the technical professionals appointed by Promoter, which are reproduced as under:

(i) Shri Alok Desai as the Architect;

(ii) M/s Sritec Consultants as the Structural Consultant

(iii) M/s. Engineering Creations Public Health Consultancy Private Limited & M/s. Voltech Electro – Mechanicals as MEP Consultant

(iv) Shri Iqbal Sheikh as Site Supervisor

(v) Shri Vinay Mavinkere as Quantity Surveyor.

Based on Details provided above by the Promoter and Site Inspection, with respect to Wing B of the aforesaid Real Estate Project, I certify that as on 30<sup>th</sup> April 2017, the Percentage of Work done for Wing B with respect to each of the activity of the Real Estate Project as registered vide number \_\_\_\_\_ under Maha RERA is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

**Table A**

| S. No | Items of Work                                                                                                                     | Work completion (in %) |
|-------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1     | Excavation for the area falling within the building footprint                                                                     | 90%                    |
| 2     | 1 no of Common Basement within the building footprint (RCC Works)                                                                 | 100%                   |
| 3     | 1 no of Stilt Floor(plinth ) (falling within the building footprint) (RCC Works)                                                  | 100%                   |
| 4     | 14 nos of Slabs of Super Structure (RCC Works)                                                                                    | 100%                   |
| 5     | Interior walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Interior Painting. |                        |
| a     | Internal Walls – Brickwork                                                                                                        | 60%                    |
| b     | Internal Plaster                                                                                                                  | 50%                    |
| c     | Flooring within the Flat                                                                                                          | 0%                     |
| d     | Floorings with in the common area                                                                                                 | 0%                     |

|          |                                                                                                                                                       |     |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| e        | Doors                                                                                                                                                 | 10% |
| f        | Windows                                                                                                                                               | 15% |
| g        | Metal works                                                                                                                                           | 35% |
| h        | Railing                                                                                                                                               | 0%  |
| i        | Internal Painting                                                                                                                                     | 0%  |
|          |                                                                                                                                                       |     |
| <b>6</b> | <b>Sanitary fittings &amp; Electrical fittings within flat</b>                                                                                        |     |
| a        | Sanitary fittings within the flat                                                                                                                     | 0%  |
| b        | Electrical fittings within flat                                                                                                                       | 0%  |
|          |                                                                                                                                                       |     |
| <b>7</b> | <b>Staircases, Lift wells &amp; Lobbies, overhead and underground water tanks &amp; Lift Machine Room</b>                                             |     |
| a        | Staircases (Excluding RCC), including Podium & Basement                                                                                               | 0%  |
| b        | Lift wells & Lobbies, at each floor level                                                                                                             | 0%  |
| c        | Overhead and underground water tanks                                                                                                                  | 0%  |
| d        | Lift machine room                                                                                                                                     | 0%  |
|          |                                                                                                                                                       |     |
| <b>8</b> | <b>Internal + External plumbing, External Plaster, Elevation Feature , Terrace works, Water Proofing , External Painting</b>                          |     |
| a.       | Internal Plumbing                                                                                                                                     | 30% |
| b.       | External plumbing in Shaft                                                                                                                            | 30% |
| c.       | Terrace Looping                                                                                                                                       | 0%  |
| d.       | External plaster                                                                                                                                      | 30% |
| e.       | Elevation feature                                                                                                                                     | 0%  |
| f.       | Terrace works                                                                                                                                         | 0%  |
| g.       | Water proofing in Flats                                                                                                                               | 30% |
| h.       | Water proofing in Other Areas                                                                                                                         | 0%  |
| i.       | External Painting                                                                                                                                     | 0%  |
|          |                                                                                                                                                       |     |
| <b>9</b> | <b>Lifts, pumps, Fire Fighting, , Electrical fittings in common areas, Solar Panels, Entrance lobbies finishes , modular kitchen , shower cubicle</b> |     |
| a.       | Installation of lifts                                                                                                                                 | 0%  |
| b.       | Water pumps                                                                                                                                           | 0%  |
| c.       | Firefighting inside Flat                                                                                                                              | 0%  |
| d.       | Fire fighting in Lobby                                                                                                                                | 0%  |
| e.       | Fire fighting in Shaft                                                                                                                                | 0%  |
| f.       | Electrical fitting to common areas                                                                                                                    | 0%  |
| g.       | Fire Alarm                                                                                                                                            | 0%  |
| h.       | VDP                                                                                                                                                   | 0%  |
| i.       | Solar                                                                                                                                                 | -   |
| j.       | Finishing to entrance lobbies                                                                                                                         | 0%  |
| k.       | Electrical work in shaft                                                                                                                              | 15% |
| l.       | LV works                                                                                                                                              | 15% |
| m.       | Air conditioning                                                                                                                                      | 0%  |

**TABLE-B**  
**Internal & External Development Works in Respect of the entire Registered Phase**

| Sr. No.   | Activities                                                              | Proposed<br>(Yes or No) | Work<br>completion<br>(in %) |
|-----------|-------------------------------------------------------------------------|-------------------------|------------------------------|
| <b>1</b>  | <b>Internal Roads &amp; footpaths</b>                                   |                         |                              |
| a         | Internal Roads (Car movement area at ground level)                      | yes                     | 0%                           |
| b         | Footpath (Pedestrian walkway)                                           | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>2</b>  | <b>Water Supply (Main connection to UGT)</b>                            | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>3</b>  | <b>Sewerage lines, chambers, Septic tank, STP</b>                       |                         |                              |
| a         | Sewerage lines & chambers                                               | Yes                     | 5%                           |
| b         | Septic Tank                                                             | No                      | NA                           |
| c         | STP                                                                     | yes                     | 25%                          |
|           |                                                                         |                         |                              |
| <b>4</b>  | <b>Storm Water Drains (At ground level)</b>                             | yes                     | 50%                          |
|           |                                                                         |                         |                              |
| <b>5</b>  | <b>Landscaping (All levels except terrace)</b>                          |                         |                              |
| a         | Landscaping (hardscape)                                                 | yes                     | 15%                          |
| b         | Tree Plantation (Soft cape)                                             | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>6</b>  | <b>Street lighting</b>                                                  | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>7</b>  | <b>Community Building + Club House + Swimming Pool + Fitness center</b> |                         |                              |
| a         | Community Building                                                      | No                      | NA                           |
| b         | Club House                                                              | No                      | NA                           |
| c         | Swimming pool                                                           | No                      | NA                           |
| d         | Fitness Centre                                                          | No                      | NA                           |
|           |                                                                         |                         |                              |
| <b>8</b>  | <b>Disposal of sewerage + Sullage with treatment</b>                    |                         |                              |
| a         | Disposal of sewerage                                                    | yes                     | 0%                           |
| b         | Sullage with treatment                                                  | No                      | NA                           |
|           |                                                                         |                         |                              |
| <b>9</b>  | <b>Solid waste mgmt. &amp; Disposal</b>                                 | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>10</b> | <b>Water conservation</b>                                               |                         |                              |
| a         | Water conservation                                                      | No                      | NA                           |
| b         | RWH                                                                     | yes                     | 60%                          |
|           |                                                                         |                         |                              |

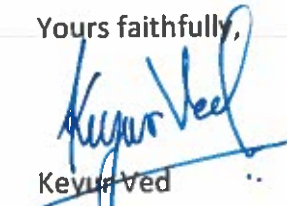
|           |                                                                                                                                           |     |      |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|-----|------|
| <b>11</b> | <b>Energy management</b>                                                                                                                  |     |      |
| a         | Solar Panels for lighting                                                                                                                 |     |      |
| b         | Solar Panels for water heating                                                                                                            |     |      |
|           |                                                                                                                                           |     |      |
| <b>12</b> | <b>Fire protection &amp; fire safety requirements</b>                                                                                     |     |      |
| a         | Fire Protection                                                                                                                           | yes | 0%   |
| a. b      | Fire Safety requirement                                                                                                                   |     |      |
|           |                                                                                                                                           |     |      |
| <b>13</b> | <b>Electric Meter Room , substation, Receiving station</b>                                                                                |     |      |
| a         | Electric Meter Room                                                                                                                       | yes | 50%  |
| b         | Substation                                                                                                                                | yes | 50%  |
| <b>14</b> | <b>All parking levels outside Building Footprint</b>                                                                                      |     |      |
| a         | Shore piling                                                                                                                              | No  | NA   |
| b         | Excavation Including Dewatering<br>(excluding portion falling within building footprint)                                                  | yes | 100% |
| c         | Retaining wall                                                                                                                            | yes | 100% |
| d         | <b>Common Basements<br/>(excluding portion falling within building footprint)</b>                                                         |     |      |
| d1        | Structure, Masonry, Plaster (SMP) with foundation                                                                                         | yes | 50%  |
| d2        | Finishes                                                                                                                                  | yes | 50%  |
| d3        | MEP                                                                                                                                       | yes | 50%  |
| d4        | Stack parking                                                                                                                             | No  | NA   |
| e         | <b>Ground floor<br/>(excluding portion falling within building footprint)</b>                                                             |     |      |
| e1        | SMP                                                                                                                                       |     |      |
| e2        | Finishes                                                                                                                                  |     |      |
| e3        | MEP                                                                                                                                       |     |      |
| e4        | Stack parking                                                                                                                             | No  | NA   |
| <b>15</b> | <b>Others: Compound wall, gates, gate houses, Bore wells, all parking levels other than below bldgs., show flats, , Temp works, shops</b> |     |      |
| a.        | Compound walls                                                                                                                            | yes | 50%  |
| b.        | Gates                                                                                                                                     | yes | 0%   |
| c.        | Gate houses                                                                                                                               | yes | 0%   |
| d.        | Bore wells                                                                                                                                | yes | 0%   |
| e.        | BMS & CCTV                                                                                                                                | yes | 0%   |
| f.        | Temporary Works                                                                                                                           | yes | 70%  |

The percentage worked out as above are based on the total proposed work, disclosed by the Promoter for Wing B of Building consisting of Basement + Ground/Stilt + 13 floors.

The certificate is issued considering that the Promoter has ensured that the execution of the work is as per approved plans and the quality, specifications of the work/construction, the materials used are as per the disclosures made to the allottees in the project.

Thanking you.

Yours faithfully,



Keyur Ved  
(Licensed Surveyor)  
License No: V/119/LS

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The Promoter has furnished to the undersigned the following:

1. The details of the project w.r.t the buildings as mentioned in the subject matter and uploaded on the Maha RERA website.
2. The details of the approved plans and the projected maximum future potential and the Building envisaged by them which is also uploaded by them on the Maha RERA website.
3. The details of the estimated quantity and the executed quantity for each item as required to be provided in the Table A and B.

4. The details of the technical professionals appointed by Promoter, which are reproduced as under:

- (i) Shri Alok Desai as the Architect;
- (ii) M/s Sritec Consultants as the Structural Consultant
- (iii) M/s. Engineering Creations Public Health Consultancy Private Limited & M/s. Voltech Electro – Mechanicals as MEP Consultant
- (iv) Shri Iqbal Sheikh as Site Supervisor
- (v) Shri Vinay Mavinkere as Quantity Surveyor.

Based on details provided above by the Promoter and Site Inspection, with respect to Wing A of the aforesaid Real Estate Project, I certify that as on 30<sup>th</sup> April 2017, the Percentage of Work done for Wing A with respect to each of the activity of the Real Estate Project as registered vide number \_\_\_\_\_ under Maha RERA is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

**Table A**

| S. No | Items of Work                                                                                                                     | Work completion (in %) |
|-------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1     | Excavation for the area falling within the building footprint                                                                     | 90%                    |
| 2     | 1 no of Common Basement within the building footprint (RCC Works)                                                                 | 70%                    |
| 3     | 1 no of Stilt Floor(plinth ) (falling within the building footprint) (RCC Works)                                                  | 70%                    |
| 4     | 14 nos of Slabs of Super Structure (RCC Works)                                                                                    | 100%                   |
| 5     | Interior walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Interior Painting. |                        |
| a     | Internal Walls – Brickwork                                                                                                        | 70%                    |
| b     | Internal Plaster                                                                                                                  | 55%                    |
| c     | Flooring within the Flat                                                                                                          | 5%                     |
| d     | Floorings with in the common area                                                                                                 | 0%                     |
| e     | Doors                                                                                                                             | 8%                     |
| f     | Windows                                                                                                                           | 15%                    |
| g     | Metal works                                                                                                                       | 35%                    |

|    |                                                                                                                                                       |      |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| h  | Railing                                                                                                                                               | 0%   |
| i  | Internal Painting                                                                                                                                     | 0%   |
|    |                                                                                                                                                       |      |
| 6  | <b>Sanitary fittings &amp; Electrical fittings within flat</b>                                                                                        |      |
| a  | Sanitary fittings within the flat                                                                                                                     | 0%   |
| b  | Electrical fittings within flat                                                                                                                       | 0%   |
|    |                                                                                                                                                       |      |
| 7  | <b>Staircases, Lift wells &amp; Lobbies, overhead and underground water tanks &amp; Lift Machine Room</b>                                             |      |
| a  | Staircases (Excluding RCC), including Podium & Basement                                                                                               | 0%   |
| b  | Lift wells & Lobbies, at each floor level                                                                                                             | 0%   |
| c  | Overhead and underground water tanks                                                                                                                  | 0%   |
| d  | Lift machine room                                                                                                                                     | 0%   |
|    |                                                                                                                                                       |      |
| 8  | <b>Internal + External plumbing, External Plaster, Elevation Feature , Terrace works, Water Proofing , External Painting</b>                          |      |
| a. | Internal Plumbing                                                                                                                                     | 30%  |
| b. | External plumbing in Shaft                                                                                                                            | 30%  |
| c. | Terrace Looping                                                                                                                                       | 0%   |
| d. | External plaster                                                                                                                                      | 30%  |
| e. | Elevation feature                                                                                                                                     | 0%   |
| f. | Terrace works                                                                                                                                         | 0%   |
| g. | Water proofing in Flats                                                                                                                               | 30%  |
| h. | Water proofing in Other Areas                                                                                                                         | 0%   |
| i. | External Painting                                                                                                                                     | 0%   |
|    |                                                                                                                                                       |      |
| 9  | <b>Lifts, pumps, Fire Fighting, , Electrical fittings in common areas, Solar Panels, Entrance lobbies finishes , modular kitchen , shower cubicle</b> |      |
| a. | Installation of lifts                                                                                                                                 | 0%   |
| b. | Water pumps                                                                                                                                           | 0%   |
| c. | Firefighting inside Flat                                                                                                                              | 0%   |
| d. | Fire fighting in Lobby                                                                                                                                | 0%   |
| e. | Fire fighting in Shaft                                                                                                                                | 0%   |
| f. | Electrical fitting to common areas                                                                                                                    | 0%   |
| g. | Fire Alarm                                                                                                                                            | 0%   |
| h. | VDP                                                                                                                                                   | 0%   |
| i. | Solar                                                                                                                                                 | -    |
| j. | Finishing to entrance lobbies                                                                                                                         | 0%   |
| k. | Electrical work in shaft                                                                                                                              | 2.5% |
| l. | LV works                                                                                                                                              | 2.5% |
| m. | Air conditioning                                                                                                                                      | 0%   |

**TABLE-B**  
**Internal & External Development Works in Respect of the entire Registered Phase**

| Sr. No.   | Activities                                                              | Proposed<br>(Yes or No) | Work<br>completion<br>(in %) |
|-----------|-------------------------------------------------------------------------|-------------------------|------------------------------|
| <b>1</b>  | <b>Internal Roads &amp; footpaths</b>                                   |                         |                              |
| a         | Internal Roads (Car movement area at ground level)                      | yes                     | 0%                           |
| b         | Footpath (Pedestrian walkway)                                           | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>2</b>  | <b>Water Supply (Main connection to UGT)</b>                            | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>3</b>  | <b>Sewerage lines, chambers, Septic tank, STP</b>                       |                         |                              |
| a         | Sewerage lines & chambers                                               | Yes                     | 5%                           |
| b         | Septic Tank                                                             | No                      | NA                           |
| c         | STP                                                                     | yes                     | 25%                          |
|           |                                                                         |                         |                              |
| <b>4</b>  | <b>Storm Water Drains (At ground level)</b>                             | yes                     | 50%                          |
|           |                                                                         |                         |                              |
| <b>5</b>  | <b>Landscaping (All levels except terrace)</b>                          |                         |                              |
| a         | Landscaping (hardscape)                                                 | yes                     | 15%                          |
| b         | Tree Plantation (Soft cape)                                             | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>6</b>  | <b>Street lighting</b>                                                  | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>7</b>  | <b>Community Building + Club House + Swimming Pool + Fitness center</b> |                         |                              |
| a         | Community Building                                                      | No                      | NA                           |
| b         | Club House                                                              | No                      | NA                           |
| c         | Swimming pool                                                           | No                      | NA                           |
| d         | Fitness Centre                                                          | No                      | NA                           |
|           |                                                                         |                         |                              |
| <b>8</b>  | <b>Disposal of sewerage + Sullage with treatment</b>                    |                         |                              |
| a         | Disposal of sewerage                                                    | yes                     | 0%                           |
| b         | Sullage with treatment                                                  | No                      | NA                           |
|           |                                                                         |                         |                              |
| <b>9</b>  | <b>Solid waste mgmt. &amp; Disposal</b>                                 | yes                     | 0%                           |
|           |                                                                         |                         |                              |
| <b>10</b> | <b>Water conservation</b>                                               |                         |                              |
| a         | Water conservation                                                      | No                      | NA                           |
| b         | RWH                                                                     | yes                     | 60%                          |
|           |                                                                         |                         |                              |

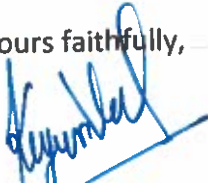
|           |                                                                                                                                           |     |      |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|-----|------|
| <b>11</b> | <b>Energy management</b>                                                                                                                  |     |      |
| a         | Solar Panels for lighting                                                                                                                 |     |      |
| b         | Solar Panels for water heating                                                                                                            |     |      |
|           |                                                                                                                                           |     |      |
| <b>12</b> | <b>Fire protection &amp; fire safety requirements</b>                                                                                     |     |      |
| a         | Fire Protection                                                                                                                           | yes | 0%   |
| a. b      | Fire Safety requirement                                                                                                                   |     |      |
|           |                                                                                                                                           |     |      |
| <b>13</b> | <b>Electric Meter Room , substation, Receiving station</b>                                                                                |     |      |
| a         | Electric Meter Room                                                                                                                       | yes | 50%  |
| b         | Substation                                                                                                                                | yes | 50%  |
| <b>14</b> | <b>All parking levels outside Building Footprint</b>                                                                                      |     |      |
| a         | Shore piling                                                                                                                              | No  | NA   |
| b         | Excavation Including Dewatering<br>(excluding portion falling within building footprint)                                                  | yes | 100% |
| c         | Retaining wall                                                                                                                            | yes | 100% |
| d         | <b>Common Basements<br/>(excluding portion falling within building footprint)</b>                                                         |     |      |
| d1        | Structure, Masonry, Plaster (SMP) with foundation                                                                                         | yes | 50%  |
| d2        | Finishes                                                                                                                                  | yes | 50%  |
| d3        | MEP                                                                                                                                       | yes | 50%  |
| d4        | Stack parking                                                                                                                             | No  | NA   |
| e         | <b>Ground floor<br/>(excluding portion falling within building footprint)</b>                                                             |     |      |
| e1        | SMP                                                                                                                                       |     |      |
| e2        | Finishes                                                                                                                                  |     |      |
| e3        | MEP                                                                                                                                       |     |      |
| e4        | Stack parking                                                                                                                             | No  | NA   |
| <b>15</b> | <b>Others: Compound wall, gates, gate houses, Bore wells, all parking levels other than below bldgs., show flats, , Temp works, shops</b> |     |      |
| a.        | Compound walls                                                                                                                            | yes | 50%  |
| b.        | Gates                                                                                                                                     | yes | 0%   |
| c.        | Gate houses                                                                                                                               | yes | 0%   |
| d.        | Bore wells                                                                                                                                | yes | 0%   |
| e.        | BMS & CCTV                                                                                                                                | yes | 0%   |
| f.        | Temporary Works                                                                                                                           | yes | 70%  |

The percentage worked out as above are based on the total proposed work, disclosed by the Promoter for Wing A of Building consisting of Basement + Ground/Stilt + 13 floors.

The certificate is issued considering that the Promoter has ensured that the execution of the work is as per approved plans and the quality, specifications of the work/construction, the materials used are as per the disclosures made to the allottees in the project.

Thanking you.

Yours faithfully,



Keyur Ved  
(Licensed Surveyor)  
License No: V/119/LS