

Sanat Mehta & ASSOCIATES

Civil Engineers & Architectural Project Consultants



Rameshwar Tower, A-103, Shimpoli Road, Next to Gokhale School, Borivali (W), Mumbai - 400 092. Tel.: 022-28999298.

REF NO.: SMA/RERA/233/175A/20.

February 12, 2020.

To,
M/s.Ornate City Developers
Unit 1007, 'B' Wing,
10th Floor, Kanakia Wall Street,
Chakala, Andheri (E),
Mumbai- 400 093.

Dear Sir,

Sub: Certificate of Percentage of Completion of Construction work of Wing B & C of Residential with Shopline Building no. 4 in Sector- III Approved and Proposed (B+Stilt+G+16) known as 'ORNATE HEIGHTS' situated on the S.No.77, H.No. 5,6,7, S.No.81, H.No.14 demarcated by its latitude 19°23'47.36''North and longitude 72°50'51.83''East, of Division: Konkan, Vill: Gokhiware, Tal: Vasai, Dist: Palghar, PIN: 401208 admeasuring 866.22Sq.m coverage area being developed by M/s. Ornate City Developers.

We, M/s. SANAT MEHTA & ASSOCIATES (MR. SANAT MEHTA, Reg.No.VVCMC/ ENGR/09) have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of Wing B of Residential with Shopline Building no. 4 in Sector-III Approved and Proposed (B+Stilt+G+16) known as 'ORNATE HEIGHTS' situated on the S.No.77, H.No.5,6,7, S.No.81, H.No.14 demarcated by its latitude 19°23'47.36''North and longitude 72°50'51.83''East, of Division:Konkan, Vill:Gokhiware, Tal: Vasai, Dist: Palghar, PIN: 401208 admeasuring 866.22Sq.m coverage area being developed by M/s. Ornate City Developers.

Following technical professionals are appointed by Promoter:-

- (i) M/s. SANAT MEHTA & ASSOCIATES as L.E. / Architect.
- (ii) M/s.Sanghvi & Associates Consultants (P) Ltd.-(SACPL)
as Structural Consultant.
- (iii) Shri. -----as MEP Consultant.
- (iv) Shri.----- as Site Supervisor.

Based on Site Inspection, with respect to each of the Building and Wing of the aforesaid Real Estate Project, We certify that as on date of this certificate, the Percentage of Work done for each of the wing of the Real Estate Project to be registered 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

Sec-III, Residential with Shopline Building No. 4, Wing B&C :-

Sr.No.	Tasks / Activity	Percentage of work done
(1)	(2)	(3)
1.	Excavation	0%
2.	One number of Plinth	0%

(Signature)

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3.	1 number of Basement	0%
4.	Stilt Floor	0%
5.	17 number of Slabs of Super Structure	0%
6.	Internal Walls, Internal Plaster, Floorings within Flats / Premises, Doors & 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 & 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)	(2)	(3)	(4)	(5)
1.	Internal Roads & Foot-paths	No	0%	
2.	Water supply	Yes	0%	
3.	Sewerage (chamber, lines)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree planting	Yes	0%	
6.	Street Lighting	No	0%	
7.	Community Buildings	No	0%	
8.	Treatment & disposal of sewage and sullage water	Yes	0%	
9.	Solid Waste management & Disposal	Yes	0%	
10.	Water conservation, Rain water harvesting.	Yes	0%	
11.	Energy management	Yes	0%	

2.

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12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station.	Yes	0%	

NOTE:

- 1) This certificate is issued as consultants for Architectural work for the above cited proposal and we have no interest other than our profession and the same is based on location and ownership details as provided by the promoters.
- 2) In case of project under construction, work done percentage (%) keeps on changing daily. We have physically inspected the building to assess internal work done.
- 3) Emphasis of this report is on Percentage (%) of progress rather than physical measurements, verifying whether the construction is as per approved drawings or not, legality of title, specifications, checking of lines, levels, genuineness/ validity of the documents provided.
- 4) This estimate is prepared solely for certification required under MahaRERA act and for no other purpose. Especially, it is not to be used by any private or institutional lenders for releasing stage wise payments, etc.
- 5) This Report is based on site status for the project under reference & it does not absolve promoter from any legal litigation pending, if any, or for statutory compliance of any conditions issued by any authority or any directive/orders by any court of law.
- 6) It shall be binding upon the promoters to carry all work on site strictly as per approved plans & compliance of all conditions to be strictly followed in time bound manner as may be required.
- 7) We shall not be responsible for any work carried but on site beyond approved plans and / or any work executed without our written permission.

Yours Faithfully,
For SANAT MEHTA & ASSOCIATES

SANAT MEHTA
Reg.No. VVCMC/ENGR/09.

