



ARCHITECT'S CERTIFICATE

Date : 18/07/2017

To

M/s. Skystar Buildcon Pvt. Ltd.

5th Floor, Sunteck Centre,

37-40 Subhash Road,

Vile Parle (East),

Mumbai - 400057

Tel: +91-22-42877800

Subject : Certificate of Percentage of Completion of Construction Work of **3** Wings of the - Phase of the Project **Sunteck City Avenue 1** [MahaRERA Registration Number -] situated on the Plot bearing CTS No. **112A** demarcated by its boundaries (latitude and longitude of the end points) **Nahar Singh Property** to the North **30 mtr wide Road** to the South **13.40 mtr. Wide Existing Road** to the East **CTS No. 120A, 129, 131 and 13.40 mtr wide Proposed DP Road** to the West of Division **Konkan** village **Goregaon** taluka **Malad** District **Mumbai Suburb** PIN **400104** admeasuring **8183.00** sq. mts. area being developed by **Skystar Buildcon Pvt. Ltd.**

Sir,

We **M/s. Mandviwala Qutub & Associates** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **3** Wings of the Project **Sunteck City Avenue 1**, situated on the plot bearing CTS No. **112A** of Division **Konkan** village **Goregaon** taluka **Malad** District **Mumbai Suburb** PIN **400104** admeasuring **8183.00** sq.mts. area being developed by **Skystar Buildcon Pvt. Ltd.**

1. Following technical professionals are appointed by Promoter:-

- (i) **M/s. Mandviwala Qutub & Associates** as Architect
- (ii) **M/s. Gokani Structural Consultant** as Structural Consultant
- (iii) **M/s. Eskayem Consultants Pvt. Ltd.** as MEP Consultant
- (iv) **Shri Sanjay Subhash Khairnar** as Site Supervisor



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Based on Site Inspection, with respect to each of the 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 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.

Table A

Wing A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	95%
2	<u>Nil</u> no. of Basement(s) and <u>1</u> no. number of Plinth	76%
3	<u>3</u> number of Podiums	72%
4	Stilt Floor	100%
5	<u>42</u> number of Slabs of Super Structure	73%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	13%
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	65%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the 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 Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%
	Overall Completion	50%



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Table A

Wing B

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	95%
2	<u>Nil</u> no. of Basement(s) and 1 no number of Plinth	85%
3	3 number of Podiums	44%
4	Stilt Floor	100%
5	42 number of Slabs of Super Structure	71%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	14%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	1%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	65%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Wing	0%
Sr. No	Tasks /Activity	Percentage of work done
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 Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%
	Overall Completion	50%



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Table A

Wing C

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	50%
2	Nil no. of Basement(s) and 1 no number of Plinth	26%
3	3 number of Podiums	26%
4	Stilt Floor	0%
5	42 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	1%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the 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 Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%
	Overall Completion	8%



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TABLE-B

Internal & External Development Works in Respect of the entire Project

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Foothpaths	No	-	
2.	Water Supply	Yes	-	
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	-	
4.	Storm Water Drains	Yes	-	
5.	Landscaping & Tree Planting	Yes	-	
6.	Street Lighting	Yes	-	
7.	Community Buildings	Yes	-	
8.	Treatment and disposal of sewage and sullage water	Yes	-	
9.	Solid Waste management & Disposal	Yes	-	
10.	Water conservation, Rain water harvesting	Yes	-	
11.	Energy management	Yes	-	
12.	Fire protection and fire safety requirements	Yes	-	
13.	Electrical meter room, sub-station, receiving station	Yes	-	
14.	Others (Option to Add more)	Yes	-	

Yours Faithfully

Signature & Name , Architect Qutub Mandviwala
Mandviwala Qutub & Associates

(License NO: CA/92/15330)



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