

FORM 1
ARCHITECT'S CERTIFICATE

Date: 25th July 2017

To,

Primaterra Buildtech Pvt. Ltd.

(Formerly Known as Roha Infrastructure Developers Pvt Ltd.)

C.A. to Satsang Bharti C.H.S.L.

701 & 702, Akruti Orion,

Shardhanand Road,

Vile Parle (E),

Mumbai 400 057

Subject : Certificate of Percentage of Completion of Construction Work of proposed building known as "**Satsang Bharti Chs Ltd**" .Plot bearing **C.T.S. no. 97A/24 of village-Chinchavali**, situated at **Upper Govind Nagar, Malad (East), Mumbai**, demarcated by its boundaries. (19°10'03.83"N and 73°04'42.08"E) 9.15m. wide Existing road to the North, 9.15m. Wide kailash puri Road to the South, C.T.S. No. 97/A/28 to the East, & C.TS. 97/A23/2 to the West, Division- **Konkan**, Taluka-**Borivali**, District-**Mumbai**, State **Maharashtra**, PIN **400 97**, Plot admeasuring 9189.00 sq.mts. Plot being developed by **M/s.Primaterra Buildtech Pvt. Ltd. (Formerly Known as Roha Infrastructure Developers Pvt Ltd.) C.A.to Satsang Bharti C.H.S.L**

Dear Sir,

I, **Shri Bhavin Arvind Modi**, Lic. Architect (bearing Lic. No. CA/2002/28864), have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Building /Project, situated on the plot bearing **C.T.S. no. 97A/24 of village Chinchavali**, , situated at **Upper Govind Nagar, Malad (East)**, Taluka **Borivali**, District **Mumbai**, State **Maharashtra**, PIN **400 97**, Plot admeasuring **9189.00** sq.mts. Plot being developed by **M/s.Primaterra Buildtech Pvt. Ltd., Roha Infrastructure Developers Pvt Ltd. C.A. to Satsang Bharti C.H.S.L.**

1. Following technical professionals are appointed by the Promoter:

(i) **Mr. Bhavin Arvind Modi** as Lic Architect.

- (ii) M/s. **J W Consultants** as Structural Consultant.
- (iii) M/s. **Nexus Project solutions Pvt.Ltd** as MEP Consultant
- (iv) M/s. **Nexus Project solutions Pvt.Ltd** as PMC/ Quantity Surveyor *

Based on Site Inspection, with respect to each of the Building/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 building/Wing of the Real Estate Project to be 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

(A Wing of the Project)

Sr. No	Tasks / Activity	Percentage of Work Done
1	Excavation	80%
2	0 (Zero) Number of Basement(s) Plinth	0% 80%
3	3 (Three) Number of Podiums	80%
4	Stilt Floors	100%
5	21(Twenty One) Number of Slabs of Super Structure	80%
6	- Internal walls - Internal Plaster - Floorings within Flats - Doors of the Flats - Windows of the Flats	60% 30% 0% 0% 10%
7	- Sanitary Fittings within the Flat - Electrical Fittings within the Flat	0% 30%
8	- Staircases - Lift Wells at each Floor Level - Lobbies on each floor connecting Staircases and Lifts - Overhead and Underground Water Tanks	80% 80% 80% 20%
9	- External Plumbing - External Plaster - Elevation - Completion of Terraces	0% 30% 0% 0%

	Waterproofing of the Building/Wing	35%
10	- Installation of Lifts - Installation of Water Pumps - Installation of 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 - Plinth Protection - Paving of areas appurtenant to Building/Wing - Compound Wall	0% 0% 0% 30% 0% 0% 0% 80% 0% 0%

(B Wing of the Project)

Sr. No	Tasks / Activity	Percentage of Work Done
1	Excavation	80%
2	0 (Zero) Number of Basement(s) - Plinth	0% 80%
3	3 (Three) Number of Podiums	80%
4	Stilt Floors	100%
5	21 (twenty One) Number of Slabs of Super Structure	80%
6	- Internal walls - Internal Plaster - Floorings within Flats - Doors of the Flats - Windows of the Flats	60% 30% 0% 0% 10%
7	- Sanitary Fittings within the Flat - Electrical Fittings within the Flat	0% 30%
8	- Staircases - Lift Wells at each Floor Level - Lobbies on each floor connecting Staircases and Lifts - Overhead and Underground Water Tanks	80% 80% 80% 20%
9	- External Plumbing - External Plaster - Elevation - Completion of Terraces - Waterproofing of the Building/Wing	0% 30% 0% 0% 35%
10	Installation of Lifts	0%

• Installation of Water Pumps	0%
• Installation of Fire Fighting Fittings and Equipment as per CFO NOC	0%
• Electrical Fittings to Common Areas	30%
• Electro Mechanical Equipment	0%
• Compliance to conditions of Environment/CRZ NOC	0%
• Finishing to Entrance Lobby	0%
• Plinth Protection	100%
• Paving of areas appurtenant to Building/Wing	0%
• Compound Wall	0%

(C Wing of the Project)

Sr. No	Tasks / Activity	Percentage of Work Done
1	Excavation	80%
2	0 (Zero) Number of Basement(s) - Plinth	0% 80%
3	3 (Three) Number of Podiums	80%
4	Stilt Floors	100%
5	18 (Eighteen) Number of Slabs of Super Structure	80%
6	- Internal walls - Internal Plaster - Floorings within Flats - Doors of the Flats - Windows of the Flats	70% 30% 0% 0% 10%
7	- Sanitary Fittings within the Flat - Electrical Fittings within the Flat	0% 40%
8	- Staircases - Lift Wells at each Floor Level - Lobbies on each floor connecting Staircases and Lifts - Overhead and Underground Water Tanks	80% 80% 80% 20%
9	- External Plumbing - External Plaster - Elevation - Completion of Terraces - Waterproofing of the Building/Wing	0% 30% 0% 0% 35%
10	- Installation of Lifts - Installation of Water Pumps - Installation of Fire Fighting Fittings and Equipment as per CFO NOC - Electrical Fittings to Common Areas	0% 0% 0%

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Architect and Planner

Ar. Bhavin Modi

Ar. Hemal Shah

	• Electro Mechanical Equipment • Compliance to conditions of Environment/CRZ • NOC • Finishing to Entrance Lobby • Plinth Protection • Paving of areas appurtenant to Building/Wing • Compound Wall	30% 0% 0% 0% 90% 0% 0%
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(D Wing of the Project)

Sr. No	Tasks / Activity	Percentage of Work Done
1	Excavation	65%
2	• 1 (One) Number of Basement(s) • Plinth	60% 80%
3	1 (One) Number of Podiums	50%
4	Stilt Floors	75%
5	22 (Twenty Two) Number of Slabs of Super Structure	30%
6	• Internal walls • Internal Plaster • Floorings within Flats • Doors of the Flats • Windows of the Flats	5% 5% 0% 0%
7	• Sanitary Fittings within the Flat • Electrical Fittings within the Flat	0% 0%
8	• Staircases • Lift Wells at each Floor Level • Lobbies on each floor connecting Staircases and Lifts • Overhead and Underground Water Tanks	40% 40% 40% 40%
9	• External Plumbing • External Plaster • Elevation • Completion of Terraces • Waterproofing of the Building/Wing	0% 0% 0% 0% 0%
10	• Installation of Lifts • Installation of Water Pumps • Installation of Fire Fighting Fittings and Equipment as per CFO NOC • Electrical Fittings to Common Areas • Electro Mechanical Equipment • Compliance to conditions of Environment/CRZ	0% 0% 0% 0% 0% 0%

	NOC	
	• Finishing to Entrance Lobby	0%
	• Plinth Protection	0%
	• Paving of areas appurtenant to Building/Wing	20%
	• Compound Wall	0%

(E Wing of the Project)

Sr. No	Tasks / Activity	Percentage of Work Done
1	Excavation	65%
2	• 1 (One) Number of Basement(s) • Plinth	60% 80%
3	1 (One) Number of Podiums	50%
4	Stilt Floors	75%
5	22 (Twenty Two) Number of Slabs of Super Structure	30%
6	• Internal walls • Internal Plaster • Floorings within Flats • Doors of the Flats • Windows of the Flats	0% 0% 0% 0%
7	• Sanitary Fittings within the Flat • Electrical Fittings within the Flat	0% 0%
8	• Staircases • Lift Wells at each Floor Level • Lobbies on each floor connecting Staircases and Lifts • Overhead and Underground Water Tanks	40% 40% 40% 40%
9	• External Plumbing • External Plaster • Elevation • Completion of Terraces • Waterproofing of the Building/Wing	0% 0% 0% 0% 0%
10	• Installation of Lifts • Installation of Water Pumps • Installation of 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 • Plinth Protection • Paving of areas appurtenant to Building/Wing • Compound Wall	0% 0% 0% 0% 0% 0% 0% 0% 20% 0% 0%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

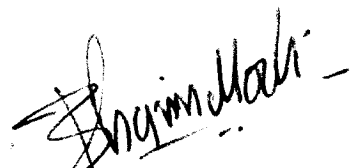
S.No	Common Areas, Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1	- Internal Roads - Internal Footpaths	NA	NA	
2	Water Supply	YES	0%	
3	- Sewerage Chamber - Sewerage Lines - Septic Tank - STP	YES YES NA YES	20% 20% NA 0%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree Planting	YES	0%	
6	Street Lighting	NA	NA	
7	Community Buildings	NA	NA	
8	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9	Solid Waste Management & Disposal	NO	0%	
10	Water Conservation, Rain Water Harvesting	YES	40%	
11	Energy Management	NO	0%	
12	- Fire Protection - Fire Safety Requirements	YES YES	0% 0%	
13	- Electrical Meter Room - Substation - Receiving Station	YES YES NA	0% 0% NA	
14	Kids Play Area	YES	0%	
15	Golf Put	YES	0%	

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16	Aggregate Area of Recreational open space	YES	0%	
17	Box Cricket	YES	0%	
18	Herb Garden	YES	0%	
19	Yoga Room	YES	0%	
20	Temple	YES	0%	
21	Skating Rink	YES	0%	
22	Senior Citizen Area	YES	0%	
23	Amphitheater	YES	0%	
24	Roof Top Lounge	YES	0%	

Yours Faithfully,


SHRI BHAVIN ARVIND MODI
ARCHITECT
(License No. CA/2002/28864)