



**CREATIVE
CONSULTANTS
& DESIGNERS**

▪ Architectural Consultant ▪ Lic. Surveyor

▪ Interior Designer

▪ Valuer

▪ Consulting Engineer

▪ Project Consultant

VINAYAK V. PATIL

B. ARCH., A.I.I.D. D.C.E. , M.I.E. (ST), F.I.I.V.

Reg.No.M.C.G. M/L.S/ENG/P-411

Reg.No. Ind. Inst. of Valuers I/F-3514

Reg.No. A.I.I.D-AM-5040

PEATA P-352/2124

LICENSED SURVEYOR/ ARCHITECT'S CERTIFICATE

(Form I)

Date: 13.06.2022

To,

M/s Kaustubh Construction Pvt. Ltd.,

401, Gundecha Solitaire,

Magathane, Borivali East,

Mumbai 400 066

Sub: - Certificate of percentage of completion of construction work of proposed redevelopment project of the named “Mangal Prabhat C.H.S. Ltd” & “Ratneshwar C.H.S. Ltd.” (Jointly redevelopment) situated on the plot bearing City Survey No. 30, 30/1 to 30/13, demarcated by its boundaries (latitude and longitude of the end points) 9.00 Mt. wide road (Existing Road) to the North, C.T.S. No. 31 (Govind Madhav CHSL), Village Akurli to the South, C.T.S. No. 13/11 (Jeevan Chaya CHSL), Village Akurli to the South, C.T.S. no. 13/8 (Shilpkar CHSL Bldg no. 5) to the West, of Village Akurli at Kandivali (East), Mumbai Suburban Pin 400101, admeasuring 1832.90 sq.mts. plot area being developed by M/s Kaustubh Construction Pvt. Ltd. (Builder/ developer).

Sir,

I Vinayak V. Patil have undertaken assignment as Licensed surveyor/ Architect of certifying percentage of completion of construction work of proposed redevelopment project of the named “Mangal Prabhat C.H.S. Ltd” & “Ratneshwar C.H.S. Ltd.” (Jointly redevelopment) situated on the plot bearing City Survey No. 30, 30/1 to 30/13, demarcated by its boundaries (latitude and longitude of the end points) 9.00 Mt. wide road (Existing Road) to the North, C.T.S. No. 31 (Govind Madhav CHSL), Village Akurli to the South, C.T.S. No. 13/11 (Jeevan Chaya CHSL), Village Akurli to the South, C.T.S. no. 13/8 (Shilpkar CHSL Bldg no. 5) to the West, of Village Akurli at Kandivali (East), Mumbai Suburban Pin 400101, admeasuring 1832.90 sq.mts. plot area being developed by M/s Kaustubh Construction Pvt. Ltd. (Builder/ developer).

**Following technical professionals are appointed by C.A. to Owner / Builder: -**

- (i) Vinayak V. Patil of M/s Creative Consultants & Designers as a Licensed Surveyor/ Arch.
- (ii) Mr. Abhijit V. Phatarpekar of M/s AVP Structural Consultants (Lic. No. STR/P/148) as a Structural Engineer/ Consultant
- (iii) Mr. Abhijit V. Phatarpekar (Lic. No. P/496/SS-I) as a Site Supervisor
- (iv) Mrs. Sukanya V. Jivale of M/s. Splendid Sanitation (LP No. 5393) as a Plumbing Consultant

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 the building of the Real Estate Project as likely to be registered under MAHARERA.

The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B and percentage completion is mentioned in table A.

Table A

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	30%
2	x number of Basement(s) and Plinth	0%
3	3 nos. of Podiums	0%
4	Gr./ Stilt	0%
5	Total 21 numbers of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the flats/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/Wings,	0%



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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.	0%
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Table-B

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

So. 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%	Building under construction
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Building under construction
4.	Storm Water Drains	Yes	0%	Building under construction
5.	Landscaping & Tree Planting	Yes	0%	Building under construction
6.	Street Lighting	No	NA	NA
7.	Community Buildings	No	NA	NA
8.	Treatment and disposal of sewage and sullage water	No	NA	NA
9.	Solid Waste management & Disposal	No	NA	NA



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10.	Water conservation Rain water harvesting	Yes	0%	Building under construction
11.	Energy management	No	NA	NA
12.	Fire protection and fire safety requirements	Yes	0%	Bldg. under construction
13.	Electrical meter room, sub-station, receiving station	Yes	0%	Building under construction
14.	Other (Option to Add more)			
15.	Society office	Yes	0%	Building under construction
16.	Fitness center	Yes	0%	Building under construction

Note: - This percentage certificate is issued on basis of site work progress and given only for registration of Real Estate Project under MAHARERA.

Yours faithfully,

For: **Creative Consultants & Designers**

Vinayak V. Patil

(License No. P/411/L.S. MCGM)