

SWAMINATH SWAMI

Reg No.CA/95/19295

Architect & Designer

Office: - Eiffel Developers & Realtors Ltd.1st Floor, 'Mantri House,' 929, F.C.Road, Pune 004

Cell No:-9623092309

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)

Date : 22nd July 2017

To ,
Xrbia Developers Limited ,
1st Floor , Mantri House , 929,
F.C. Road , Pune 411004

Subject : Certificate of Percentage of Completion of Construction Work of 16 No. of Buildings of the Project Xrbia Vangani situated on the Plot bearing Bearing S.NO 10/1,18/2,18/4,19/3,19/1B,23/1,23/2,23/4,24/14(OLD S.NO.116/5+9/2),24/17(OLD S.NO.116/5+9/5),19/4 of Village Khadyachapada (Pashane),Taluka-Karjat,District-Raigad demarcated by its boundaries (latitude and longitude of the end points) lalitude : 19° 6'3.30"N / longitude : 73°20'12.15"E to the North, latitude : 19° 5'48.21"N / longitude : 73°20'17.78"E to the South ,latitude : 19° 5'56.50"N / longitude : 73°20'18.73"E to the East ,latitude : 19° 5'52.73"N / longitude : 73°20'11.90"E to the West of Division Konkan , of Village Khadyachapada (Pashane),Taluka-Karjat,District-Raigad PIN 410201 total land admeasuring 76560 sq.mts. & apportionable to Phase 1(Consisting of Building No A4,B1,B2,B3,C1,C2,C3,C4,C5,C6,D1,D2,D3,D4,E1,E2 = 16 Building) being 50623.92 sq mts. area being developed by M/s Xrbia Developers Limited.

Sir, I Ar. Swaminath Swami have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 16 Building(s) of the Project Xrbia Vangani, situated on the plot bearing Bearing S.NO 10/1,18/2,18/4,19/3,19/1B,23/1,23/2,23/4,24/14(OLD S.NO.116/5+9/2),24/17(OLD S.NO.116/5+9/5),19/4 of Village Khadyachapada (Pashane),Taluka-Karjat,District-Raigad PIN 410201 total land admeasuring 76560 sq.mts. & apportionable to Phase 1 (Consisting of Building No A4,B1,B2,B3,C1,C2,C3,C4,C5,C6,D1,D2,D3,D4,E1,E2 = 16 Building) being 50674.23 sq mts. area being developed by M/s Xrbia Developers Limited.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Swaminath Swami as L.S. / Architect ;
- (ii) Epicons Consultants Pvt. Ltd as Structural Consultant
- (iii) Rambola (Mr Mayur Mehta)as Structural Consultant
- (iv) Descon (Mr.Chetan Trivedi) as Structural Consultant
- (v) Shri Deepak Kumar Singh as MEP 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 each of the building/Wing of

SWAMINATH SWAMI

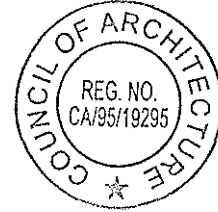
Reg No.CA/95/19295

Architect & Designer

Office: - Eiffel Developers & Realtors Ltd.1st Floor, 'Mantri House,' 929, F.C.Road, Pune 004

Cell No:-9623092309

the Real Estate Project 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



A handwritten signature in black ink, appearing to read "Swami", with a long horizontal line extending to the right.

SWAMINATH SWAMI

Reg No.CA/95/19295
Architect & Designer

Office: - Eiffel Developers & Realtors Ltd.1st Floor, 'Mantri House,' 929, F.C.Road, Pune 004
Cell No:-9623092309

TABLE A

Sr. No.		1	2	3	4	5	6	7	8	9	10
Building No	No of Slab	Excavation	number of Basement (s) and 1 Plinth	number of Podiums	Stilt Floor	number of Slabs of Super Structure	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	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
D1	8	100%	100%	NA	NA	88%	3.13%	0%	0%	0%	0%
D2	8	100%	100%	NA	NA	88%	3.13%	0%	0%	0%	0%
D3	8	100%	100%	NA	NA	38%	0%	0%	0%	0%	0%
D4	8	100%	100%	NA	NA	38%	0%	0%	0%	0%	0%
E1	8	100%	100%	NA	NA	38%	0%	0%	0%	0%	0%
E2	8	100%	100%	NA	NA	5%	0%	0%	0%	0%	0%
C1	8	100%	100%	NA	NA	63%	1%	0%	0%	0%	0%
C2	8	100%	100%	NA	NA	63%	1%	0%	0%	0%	0%
C3	8	100%	100%	NA	NA	5%	0%	0%	0%	0%	0%
C4	8	100%	100%	NA	NA	13%	0%	0%	0%	0%	0%
C5	8	100%	100%	NA	NA	13%	0%	0%	0%	0%	0%
C6	8	100%	100%	NA	NA	63%	1%	0%	0%	0%	0%
B1	8	100%	100%	NA	NA	13%	0%	0%	0%	0%	0%
B2	8	100%	5%	NA	NA	0%	0%	0%	0%	0%	0%
B3	8	100%	5%	NA	NA	0%	0%	0%	0%	0%	0%
A4	8	100%	5%	NA	NA	0%	0%	0%	0%	0%	0%

SWAMINATH SWAMI

Reg No.CA/95/19295

Architect & Designer

Office: - Eiffel Developers & Realtors Ltd.1st Floor, 'Mantri House,' 929, F.C.Road, Pune 004

Cell No:-9623092309

TABLE-B

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

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Foothpaths	Yes	0	Common for larger Layout
2	Water Supply	Yes	0	Common for larger Layout
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0	Common for larger Layout
4	Storm Water Drains	Yes	0	Common for larger Layout
5	Landscaping & Tree Planting	Yes	0	With Walking Area ,Common for larger Layout
6	Street Lighting	Yes	0	Common for larger Layout
7	Community Buildings	Yes	0	Common for larger Layout
8	Treatment and disposal of sewage and sullage water	Yes	0	Common for larger Layout
9	Solid Waste management & Disposal	Yes	0	Common for larger Layout
10	Water conservation, Rain water harvesting	Yes	0	Common for larger Layout
11	Energy management	No	0	NA
12	Fire protection and fire safety requirements	Yes	0	Common for larger Layout
13	Electrical meter room, sub-station, receiving station	Yes	0	Common for larger Layout
14	Aggregate area of recreational Open Space	Yes	0	Common for larger Layout
15	Open Parking	No	0	NA
16	Club House	Yes	0	Common for larger Layout
17	Gymnasium	Yes	0	Common for larger Layout
18	Kids Play Area	Yes	0	Common for larger Layout
19	Swimming Pool	Yes	0	Common for larger Layout
20	Cafeteria	Yes	0	Common for larger Layout
21	Festival Plaza	Yes	0	Common for larger Layout
22	Garden	Yes	0	Common for larger Layout
23	Multipurpose Hall	Yes	0	Common for larger Layout
24	Power Backup for Common Area and Lifts	Yes	0	Common for larger Layout
25	Sports Facility	Yes	0	Common for larger Layout

Yours Faithfully

Ar. Swaminath Swami

