



S. S. ASSOCIATES

202, ODYSSEY IT PARK, ROAD NO.9,
NEAR OLD PASSPORT OFFICE,
WAGLE ESTATE, THANE (W) -400 604.
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FORM 1
ARCHITECT'S CERTIFICATE

Date: 09/10/2018

To,

M/s. Kshitij Realtors & Developers,
1, Sharda Kuteer,
Dr.Babasaheb Ambedkar Road,
Mulund (W), Mumbai.

Subject: Certificate of Percentage of Completion of Construction Work of proposed building comprising of Rehab Wing and Sale Wing of the project 'Gayatri CO. OP. HSG. Society.' situated on the plot bearing C.T.S. No. 244 (pt), 244/1 of village Bhandup (West) demarcated by its boundaries of North adjoining slum structure, South adjoining slum structure, East adjoining slum structure, West 18.30mtr wide existing road of Taluka Kurla, Mumbai .Admeasuring 1120.00 Sq. Mtrs. plot area being developed by M/s. Kshitij Realtors & Developers.

Sir,

We, S. S. Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the proposed 'Gayatri CO. OP. HSG. Society.' building comprising of Rehab Wing and Sale Wing situated on the plot bearing, C.T.S. No. 244 (pt), 244/1 of village Bhandup (West) Taluka Kurla, District Mumbai admeasuring 1120.00 Sq. Mtrs. plot area (Real Estate Project) being developed by M/s. Kshitij Realtors & Developers having registered office at 1, Sharda Kuteer, Dr.Babasaheb Ambedkar Road, Mulund(W), Mumbai.

Following technical professionals are appointed by Promoter:-

- (i) M/s. S.S. Associates as Architect.
- (ii) M/s. Pyramid Consultant as Structural Consultant.
- (iii) M/s. Mangesh Sable as MEP Consultant.
- (iv) M/s. Micro tech Construction as Site Supervisor.

Based on Site Inspection, with respect to the Building 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 registered vide number P51800001662 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.



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TABLE - A**Sale Wing**

Sr. No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1.	Excavation	95 %
2.	1 no's Plinth	95 %
3.	Podiums	N.A.
4.	1 Stilt floor	95 %
5.	21 number of Slabs of Super Structure	100 %
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	80 %
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	25 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	60 %
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60 %
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.	25 %



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TABLE A**Rehab Wing**

Sr. No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1.	Excavation	95 %
2.	1 no's Plinth	95 %
3.	Podiums	N.A.
4.	1 Stilt floor	95 %
5.	19 number of Slabs of Super Structure	100 %
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	90 %
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	25 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	60 %
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60 %
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.	25 %



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TABLE - B

Internal and External Development Works in respect of the entire Registered Phase.

Sr.No (1)	Common areas and Facilities Amenities (2)	Proposed (Yes/No) (3)	Percentage of work done (4)	Details (5)
1.	Internal Roads & Footh- paths.	No	N.A	N.A
2.	Water Supply	YES	0%	MCGM
3.	Sewerage(Chamber,lines,Septic Tank,STP)	YES	0%	MCGM
4.	Storm Water Drains	YES	0%	Developer
5.	Landscaping&Tree Planting.	YES	0%	Developer
6.	Street Lighting	YES	0%	MCGM
7.	Community Buildings	No	N.A	N.A
8.	Treatment and disposal of sewage and sullage water.	No	N.A	N.A
9.	Solid Waste management & Disposal	No	N.A	N.A
10.	Water conservation Rain water harvesting	Yes	0%	Developer
11.	Energy management	No	N.A	N.A
12.	Fire protection and fire safety requirements	YES	40%	Developer
13.	Electrical meter room, sub- station, receiving station.	YES	0%	No Sub- Station Required
14.	Others(Option to Add more)			

Yours faithfully

SHEETAL NIKHARE
FOR S. S. ASSOCIATES
(CA/2003/31138)