

MHATRE & ASSOCIATES

ARCHITECTS ENGINEERS & DESIGNERS

1/161, SAI KRIPA,
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WADALA (WEST),
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Ref: M&A/ 98 /2020

Date: 31-03-2020

To,
M/s. Subham Commercial Enterprises Pvt. Ltd.,
231-233, Big Splash, Plot No. 78/79,
Sector – 17, Vashi, Navi Mumbai – 400 703

Subject: Architect Certificate of Percentage of Completion of Construction Work of 1 No. of Building of the Project known as Rajkamal Pride on plot bearing C. S. No. 1/1486 of Byculla Division, situated on Sofiya Zuber Road, Nagpada demarcated by its boundaries (latitude and longitude of the end points) C. S. No. 1485 to the North, 6.0 M wide Municipal Road to the South, 6.0 M wide Municipal Road to the East, C. S No. 1486 to the West, of Division Konkan, District Mumbai City, Taluka Ward-E, Village E-400008, Mumbai (M Corp.), PIN 400 008 admeasuring 977.01 sq. mts. area being developed by M/s. Subham Commercial Enterprises Pvt. Ltd.

Sir,

I Smt. Kalyani P. Patil of Mhatre & Associates have undertaken assignment as Architect of certifying percentage of completion of construction work of 1 No. of building of the project known as Rajkamal Pride on plot bearing C. S. No. 1/1486 of Byculla Division, situated on Sofiya Zuber Road, Nagpada of Division Konkan, District Mumbai City, Taluka Ward-E, Village E-400008, Mumbai (M Corp.), PIN 400 008 admeasuring 977.01 sq. mts. area being developed by M/s. Subham Commercial Enterprises Pvt. Ltd.

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

- (i) Smt. Kalyani P. Patil of Mhatre & Associates as Architect
- (ii) Shri. H. M. Raje of H. M. Raje Structural Consultants Pvt. Ltd. as Structural Consultant
- (iii) Shri. Vikas Joshi of Vikas Joshi & Associates as MEP Consultant
- (iv) Shri. Bharat V. Dave as Project Engineer / Chartered Engineer

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 each of the Buildings of 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.

Table – A

Construction Work of the 1 No. of Building of the Project known as Rajkamal Pride.

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	1 Number of Plinth	100%
3	4 Number of Podiums	90%
4	Stilt Floor	100%
5	21 Number of Slabs of Super Structure	70%
6	i) Internal walls	45%
	ii) Internal plaster	40%
	iii) Flooring within the Premises	15%
	iv) Doors and Windows to each of the Premises	30%
7	v) Sanitary Fittings within the Premises, Electrical Fittings within the Premises	20%
8	vi) Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	65%
	vii) Overhead and Underground Water Tanks	60%
9	viii) External Plaster	30%
	ix) External Plumbing	-
	x) Elevation	30%
	xi) Completion of Terraces with Waterproofing of the Building/ Wing	20%
10	xii) Installation of Lifts	10%
	xiii) Water Pumps	-
	xiv) Fire Fighting Fittings & Equipment as per CFO NOC	10%
	xv) Electrical Fittings to Common Areas, Electro, Mechanical Equipment	10%
	xvi) Compliance to Conditions of environment/ CRZ NOC	NA
	xvii) 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 Occupancy / Completion Certificate	10%

TABLE-B**Internal & External Development Works in Respect of the entire Registered Phase**

Sr. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1	Internal Roads & Footpaths	No	N.A.	N.A.
2	Water Supply	Yes	10%	---
3	Sewerage (chambers, lines, Septic Tank, STP)	Yes	10%	---
4	Storm Water Drains	Yes	10%	---
5	Landscaping & Tree Planting	Yes	0%	---
6	Street Lighting	No	N.A.	N.A.
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, Rainwater Harvesting	No	N.A.	N.A.
11	Energy Management	No	N.A.	N.A.
12	Fire protection and fire safety requirements	Yes	10%	---
13	Electrical meter room, sub-station, receiving station	Yes	30%	---
14	Others (Option to add more)	No	N.A.	N.A.

Yours Faithfully,

For M/s. MHATRE & ASSOCIATES

Mrs. Kalyani P. Patil

ARCHITECT

(License No. CA/2012 /55882)