



**AVINASH
MHATRE &
ASSOCIATES.**
ARCHITECTS

101, WEST VIEW, A - 2, SECTOR - II, SHANTI NAGAR, MIRA ROAD (E), DIST. THANE - 401 107. TEL : 2811 1447
Email : mhatreavinash@yahoo.com

FORM 1
ARCHITECT CERTIFICATE

Date: 31.12.2019

To,
M/S. UNIQUE SHANTI DEVELOPERS LLP
Harsh Plaza, 1st Floor, Opp. Sector - 2,
100ft. Road, Mira Road (East),
Dist. Thane - 401 107.

Subject: Certificate of Percentage of Completion of Construction Work of Two No. of Building i.e. Building Type A (Wing A) and Building Type B (Wing B), of the Project known as "UNIQUE IVANA" situated on the Land bearing Survey No. 111 Hissa No. 8pt. & 9, Survey No. 121 Hissa No. 3 of Village Ghodbunder demarcated by its boundaries (latitude and longitude of the end points) vide Layout Plan to the North P.S. & P.G. RES. NO. 324, to the South S. No. 121, to the East S. No. 120, to the West S. No. 111, Village Ghodbunder, Taluka & District Thane, PIN 401 107, area admeasuring 5336.00 sq.mt being developed by M/S. UNIQUE SHANTI DEVELOPERS LLP.

I Mr. Avinash Mhatre have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work Two number of Building i.e. Building Type A (Wing A) and Building Type B (Wing B), of the Project known as "UNIQUE IVANA" situated on the Land bearing Survey No. 111 Hissa No. 8pt. & 9, Survey No. 121 Hissa No. 3 of Village Ghodbunder, Taluka & District Thane, PIN 401 107, admeasuring 5336.00 sq.mtrs. area being developed by **M/S. UNIQUE SHANTI DEVELOPERS LLP.**

Following technical professionals are appointed by Owner / Promoter: -

- (i) Shri. Avinash Mhatre as Architect
- (ii) M/s. Pro-Tech Consultants as Structural Consultant
- (iii) Shri. Ashim Bose as Site Supervisor

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 as registered vide number _____ 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
BUILDING TYPE - A, (WING - A)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	0%
3	0 number of Podium	Not Applicable
4	Stilt Floor	0%
5	17 numbers of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/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/Wing,	0%
10	Installation of lifts, water pumps, Fire lighting 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%

TABLE - A
BUILDING TYPE - B, (WING - B)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	0%
3	0 number of Podium	Not Applicable
4	Stilt Floor	0%
5	17 numbers of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/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/Wing,	0%
10	Installation of lifts, water pumps, Fire lighting 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

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	0%	Already existing
2.	Water Supply	Yes	0%	To be provided by MBMC.
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	To be completed before Occupation Certificate
4.	Storm Water Drains	Yes	0%	To be completed before Occupation Certificate
5.	Landscaping & Tree Planting	Yes	0%	To be completed before Occupation Certificate
6.	Street Lighting	Yes	-	Already Existing
7.	Community Building	No	0%	Not Applicable
8.	Treatment and disposal of sewage and sullage water	Yes	0%	To be connected to MBMC STP
9.	Solid Waste Management And Disposal	Yes	0%	To be connected to MBMC STP
10.	Water Conservation, Rain water Harvesting	Yes	0%	To be completed before Occupation Certificate
11.	Energy Management	Yes	0%	To be completed before Occupation Certificate
12.	Fire protection and fire safety requirements	Yes	0%	To be completed before Occupation Certificate
13.	Electrical meter room, sub-station, receiving station	Yes	0%	To be completed before Occupation Certificate
14.	Others (Option to Add more)	No	-	-

Yours faithfully

AVINASH MHATRE
Architect
License No. CA/75/1274