

D. R. Vaidya & Co.
Architects & Town Planners

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31/10/2018

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)

To,
The Director, Dipti Spaces Pvt. Ltd.
501, Casa Maria, Gokhale Road (N),
Dadar, West, Mumbai-400 028.

Subject : Certificate of Percentage of Completion of Construction Work of 2 No. of Building(s)/ 6 Wing(s) Project [Maha RERA Registration Number] situated on the Plot bearing C.N. No/CTS No. 455, 456 & 473 demarcated by its boundaries (latitude and longitude of the endpoints) 19°06'32.55" of village Kondivita, taluka Andheri District Mumbai PIN 400 069 admeasuring **7990.06 sq.mts.** area being developed by 'Dipti Spaces Pvt. Ltd.'

Sir,

I Jayant Vaidya have undertaken assignment as Architect certifying Percentage of Completion of Construction Work of the Aryavarta Project 6 Wing(s) of the situated on the plot bearing CTS No. 455, 456 & 473 of village Kondivita taluka Andheri District Mumbai PIN 400 069 admeasuring **7990.06 sq.mts.** area being developed by 'Dipti Spaces Pvt. Ltd.'

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

- (i) Shri. Jayant M. Vaidya as L.S. / Architect
- (ii) Shri. Mahadev R. Patil as Structural Consultant
- (iii) M/s. Arsh Consultants as MEP Consultant
- (iv) Shri. Sanjay Patil 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 P51900002676 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.



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TABLE-A

Building /Wing Number **1 A** (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1	Excavation	100%
2	Plinth	100%
3	_____ number of Podiums	N.A.
4	Stilt Floor	100%
5	_____ 5 _____ number of Slabs of Super Structure	38.46%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	5%
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.	10%
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 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%



TABLE-B

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

S. No	Common areas	Proposed (Yes/No)	Percentage of Details and Facilities	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths.	NO	N.A.	N.A.
2	Water Supply	YES	0%	RCC Work in progress
3	Sewerage (chamber, lines, Septic Tank , STP).	YES	0%	RCC Work in progress
4	Storm Water Drains	YES	0%	RCC Work in progress
5	Landscaping & Tree Planting.	YES	0%	RCC Work in progress
6	Street Lighting	YES	0%	RCC Work in progress
7	Community Buildings	No	N.A.	N.A.
8	Treatment and disposal of sewage and sullage water.		0%	RCC Work in progress
9	Solid Waste management & Disposal.	YES	90%	RCC Work in progress
10	Water conservation, Rain water harvesting.	YES	0%	RCC Work in progress
11	Energy management	YES	0%	RCC Work in progress
12	Fire protection and fire safety requirements.	YES	0%	RCC Work in progress



13	Electrical meter room, sub-station, receiving station.	YES	0%	RCC Work in progress
14	Others (Option to Add more).	-----	-----	-----

TABLE-A

Building /Wing Number 1 B (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1	Excavation	100%
2	Plinth	100%
3	_____ number of Podiums	N.A.
4	Stilt Floor	100%
5	_____5_____ number of Slabs of Super Structure	38.46%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	5%
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.	10%
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 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	0%



	areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate.	
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TABLE-B

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

S. No. (1)	Common areas (2)	Proposed (Yes/No) (3)	Percentage of Details and Facilities (4)	Details (5)
1	Internal Roads & Footpaths.	NO	N.A.	N.A.
2	Water Supply	YES	0%	RCC Work in progress
3	Sewerage (chamber, lines, Septic Tank, STP).	YES	0%	RCC Work in progress
4	Storm Water Drains	YES	0%	RCC Work in progress
5	Landscaping & Tree Planting.	YES	0%	RCC Work in progress
6	Street Lighting	YES	0%	RCC Work in progress
7	Community Buildings	No	N.A.	N.A.
8	Treatment and disposal of sewage and sullage water.		0%	RCC Work in progress
9	Solid Waste management & Disposal.	YES	90%	RCC Work in progress
10	Water conservation, Rain water harvesting.	YES	0%	RCC Work in progress
11	Energy management	YES	0%	RCC Work in progress



12	Fire protection and fire safety requirements.	YES	0%	RCC Work in progress
13	Electrical meter room, sub-station, receiving station.	YES	0%	0%
14	Others (Option to Add more).	-----	-----	-----

TABLE-A

Building /Wing Number 1 C (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1	Excavation	100%
2	Plinth	100%
3	_____ number of Podiums	N.A.
4	Stilt Floor	100%
5	_____5_____ number of Slabs of Super Structure	38.46%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	5%
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.	10%
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 Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions	0%



	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.	
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TABLE-B

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

S. No.	Common areas	Proposed (Yes/No)	Percentage of Details and Facilities	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths.	NO	N.A.	N.A.
2	Water Supply	YES	0%	RCC Work in progress
3	Sewarage (chamber, lines, Septic Tank , STP).	YES	0%	RCC Work in progress
4	Storm Water Drains	YES	0%	RCC Work in progress
5	Landscaping & Tree Planting.	YES	0%	RCC Work in progress
6	Street Lighting	YES	0%	RCC Work in progress
7	Community Buildings	No	N.A.	N.A.
8	Treatment and disposal of sewage and sullage water.		0%	RCC Work in progress
9	Solid Waste management & Disposal.	YES	90%	RCC Work in progress
10	Water conservation, Rain water harvesting.	YES	0%	RCC Work in progress



11	Energy management	YES	0%	RCC Work in progress
12	Fire protection and fire safety requirements.	YES	0%	RCC Work in progress
13	Electrical meter room, sub-station, receiving station.	YES	0%	RCC Work in progress
14	Others (Option to Add more).	-----	-----	-----

TABLE-A

Building /Wing Number 2 A (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1	Excavation	100%
2	Plinth	100%
3	_____ number of Podiums	N.A.
4	Stilt Floor	100%
5	_____9_____ number of Slabs of Super Structure	69%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	5%
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.	17%
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 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 and External Development Works in respect of the entire Registered Phase

S. No. (1)	Common areas (2)	Proposed (Yes/No) (3)	Percentage of Details and Facilities (4)	Details (5)
1	Internal Roads & Footpaths.	NO	N.A.	N.A.
2	Water Supply	YES	0%	RCC Work in progress
3	Sewarage (chamber, lines, Septic Tank, STP).	YES	0%	RCC Work in progress
4	Storm Water Drains	YES	0%	RCC Work in progress
5	Landscaping & Tree Planting.	YES	0%	RCC Work in progress
6	Street Lighting	YES	0%	RCC Work in progress
7	Community Buildings	No	N.A.	N.A.
8	Treatment and disposal of sewage and sullage water.		0%	RCC Work in progress
9	Solid Waste management & Disposal.	YES	90%	RCC Work in progress



10	Water conservation, Rain water harvesting.	YES	0%	RCC Work in progress
11	Energy management	YES	0%	RCC Work in progress
12	Fire protection and fire safety requirements.	YES	0%	RCC Work in progress
13	Electrical meter room, sub-station, receiving station.	YES	0%	RCC Work in progress
14	Others (Option to Add more).	-----	-----	-----

TABLE-A

Building /Wing Number 2 B (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1	Excavation	100%
2	Plinth	100%
3	_____ number of Podiums	N.A.
4	Stilt Floor	100%
5	____9____ number of Slabs of Super Structure	69%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	5%
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.	17%



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 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%

TABLE-B

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

S. No. (1)	Common areas (2)	Proposed (Yes/No) (3)	Percentage of Details and Facilities (4)	Amenities (5)
1	Internal Roads & Footpaths.	NO	N.A.	N.A.
2	Water Supply	YES	0%	RCC Work in progress
3	Sewarage (chamber, lines, Septic Tank , STP).	YES	0%	RCC Work in progress
4	Storm Water Drains	YES	0%	RCC Work in progress
5	Landscaping & Tree Planting.	YES	0%	RCC Work in progress
6	Street Lighting	YES	0%	RCC Work in progress
7	Community Buildings	No	N.A.	N.A.
8	Treatment and disposal of sewage and sullage water.		0%	RCC Work in progress



9	Solid Waste management & Disposal.	YES	90%	RCC Work in progress
10	Water conservation, Rain water harvesting.	YES	0%	RCC Work in progress
11	Energy management	YES	0%	RCC Work in progress
12	Fire protection and fire safety requirements.	YES	0%	RCC Work in progress
13	Electrical meter room, sub-station, receiving station.	YES	0%	RCC Work in progress
14	Others (Option to Add more)	-----	-----	-----

TABLE-A

Building /Wing Number 2 C (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1	Excavation	100%
2	Plinth	100%
3	___0___ number of Podiums	N.A.
4	Stilt Floor	100%
5	___10___ number of Slabs of Super Structure	77%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	5%
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.	18%
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 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%

TABLE-B

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

S. No. (1)	Common areas (2)	Proposed (Yes/No) (3)	Percentage of Details and Facilities (4)	Details (5)
1	Internal Roads & Footpaths.	NO	N.A.	N.A.
2	Water Supply	YES	0%	RCC Work in progress
3	Sewarage (chamber, lines, Septic Tank, STP).	YES	0%	RCC Work in progress
4	Storm Water Drains	YES	0%	RCC Work in progress
5	Landscaping & Tree Planting.	YES	0%	RCC Work in progress
6	Street Lighting	YES	0%	RCC Work in progress
7	Community Buildings	No	N.A.	N.A.
8	Treatment and disposal of sewage		0%	RCC Work in progress



	and sullage water.			
9	Solid Waste management & Disposal.	YES	90%	RCC Work in progress
10	Water conservation, Rain water harvesting.	YES	0%	RCC Work in progress
11	Energy management	YES	0%	RCC Work in progress
12	Fire protection and fire safety requirements.	YES	0%	RCC Work in progress
13	Electrical meter room, sub-station, receiving station.	YES	0%	RCC Work in progress
14	Others (Option to Add more).	-----	-----	-----

" As per the site inspection, the construction on the said project is completed upto 11th slabs. The cost of construction on the same is due and payable only on the sale of designated premises. Hence, the running bills of the contractor is to be submitted by him as per the aforesaid understanding between the contractor and the promoter. Considering the above the percentage completion of the project is 61 %. However, cost of construction will be incorporated in the certificate at later date as and when the bill is received as per the aforesaid understanding."

Yours Faithfully,



JAYANT M VAIDYA

Signature & Name (IN BLOCK LETTERS) of Architect

(License No. CA/84/8158)

