

KARANI & SANGHOI DESIGNERS

ARCHITECTS & CONSULTANTS

KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE, GHATKOPAR (W), MUMBAI 400 086
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FORM 1 (see Regulation 3)

ARCHITECTS CERTIFICATE

514/M/2022

25/04/2022

To

Rasik K. Chheda, Rubin K. Chheda,
Shilpa M. Chheda, Heena R. Chheda
234/236, 1st Floor, Prem Bhavan,
Narshi Natha Street, Bhat Bazar,
Mumbai- 400 009.

Subject: Certificate of Percentage of Completion of Construction Work of the Building known as "Prem Nagar" Redevelopment of property C.T.S. No. 1393 of Village Mulund, T Ward, on Jawaharlal Nehru Road, Mulund (West), Mumbai-400080. admeasuring 3349sq.mts. area being developed by M/s. Rasik Kunverji & Others.

Sir,

I, Ar. Hemant P. Karani of M/s Karani & Sanghoi Designers have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the "Prem Nagar" Redevelopment of property C.T.S. No. 1393 of Village Mulund, T Ward, on Jawaharlal Nehru Road, Mulund (West), Mumbai-400080 under regulation no. 33(7)(A) of DCPR 2034 Admeasuring 3349sq.mts. area being developed by M/s. Rasik Kunverji & Others.

Following technical professionals are appointed by owner / Promoter:-

- (i) Ar. Hemant P. Karani of M/s Karani & Sanghoi Designers as Architect.
- (ii) Mr. Achyut Watve of M/s JW Consultants LLP as Structural Consultant.
- (iii) Mr. Rupesh Gujrati of Electro-Mech Consultants Pvt. Ltd as MEP Consultant.
- (iv) Mr. Harish Desai as Site Supervisor.

Based on site inspection, with respect to each of the Building/wing of the aforesaid Real Estate Project, I state 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 (Applied for) 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

2 Wings(Wing 'A' and Wing 'B')

A Wing - (Gr Floor + 1st to 3rd podium + 4th to 18th (pt) upper floor)

B Wing – (Basement + Gr. Floor + 1st to 3rd podium + 4th to 17th upper floor)

Sr. No.	Tasks/Activity	Percentage of Work
1	Excavation	100%
2	Basement floor (Pt) (1 No. – Wing 'B')	100%
3	Ground floor (pt), Stilt floor (pt)	-
4	Podium floors (3 Nos.)	-
5	Number of Slabs of super structure (Above podium) (Wing 'A'- 4 th to 18 th (pt) (Wing 'B'- 4 th to 17 th floor)	-
6	Internal walls, internal plaster, flooring within flats/premises, doors and windows to each of the flat/premises	-
7	Sanitary fittings within the flat/premises, electrical fittings, within flat/premises	-
8	Staircase, lift walls, and lobbies at each floor level connecting staircase and lifts, overhead and underground water tanks	-
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wall	-
10	Installation of lifts, water pumps, fire fighting and equipment as per CFO NOC, Electrical fittings to common areas, electro, mechanical equipment, compliances to conditions of environment /CRZ NOC, Finishing to entrance lobby, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to obtain occupation /completion certificate	-



Table –B
Internal & External Development works in respect of the entire Registered phase

Sr. NO.	COMMON AREAS AND FACILITIES, AMENITIES	PROPOSED (YES/NO)	%OF WORK DONE	DETAILS
1	Internal Roads & Footpaths	NO	N.A	N.A
2	Water Supply	Yes	0	MCGM water supply
3	Sewerage(chamber, lines)	Yes	0	As per NOC
4	Storm Water Drains	Yes	0	As per NOC
5	Landscaping & Tree Planting	Yes	0	As per NOC
6	Street Lighting	No	-	-
7	Community Buildings	No	-	-
8	Treatment and Disposal of Sewage and sullage water	No	-	-
9	Solid waste management and disposal	No	-	-
10	Rain water harvesting	Yes	0	As per Remark
11	Energy Management	No	-	-
12	Fire protection & fire safety requirements	Yes	0	As per CFO Remark
13	Electrical meter room , substation,	Yes	0	As per Remark
14	Aggregate Area of recreational open space	Yes	0	-

Yours faithfully,
For KARANI & SANGHOI DESIGNERS



Ar. Hemant P. Karani
(License No- CA/83/7506)