



JOSHI DESHAWARE & ASSOCIATES

ARCHITECTS • PLANNERS

ARCHITECTS CERTIFICATE FOR RERA QUARTERLY UPDATE

Date: 28/06/2019

To,
Mr. Ehtesham Firoz Khan & others,
Mukta Residency,
Next to Regent Honda Showroom,
Near Lodha Palava,
Kalyan Shill Road,
Khidkali,
Thane (W) - 421204.

Subject: - Certificate of Percentage of Completion of Construction Work of Buildings "A1, B1 and C1" of project "MUKTA AASHIYANA" MahaRERA Registration No: P51700004190, situated on the plot Bearing Survey No. 147/B4 & B5, Village - Shil, Taluka- Thane, District- Thane, PIN-400612, demarcated by its boundaries, (Latitude; 19° 09'16.45"N and longitude: 73°02'6.91"E point) Gausiya complex to the north, dosti centerio to the south, old Mumbai Pune road to the east and dosti centerio to the west), division - konkan, sanctioned by thane municipal corporation vide V.P.No S11/0118/15, Plot Area admeasuring 2400.00 Sqmt, being developed by Mr. Ehtesham Firoz Khan, Mr. kishore Sakharam Patil, and Mr. Pravin Sakharam patil.

Sir,

We M/s JOSHI DESHAWARE AND ASSOCIATES have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 3 Nos of buildings of "MUKTA AASHIYANA" Project, situated on the plot bearing Survey No. 147/B4, B5 at Village- Shil, Taluka - Thane, District - Thane, Pin- 400612, admeasuring 2400.00sq.mtrs area developed by M/s MUKTA BUILDERS.

1. Following Technical Professional are appointed by Promoters (Credentials of Professionals are verified by promoter):-
 - (i) M/s. JOSHI DESHAWARE AND ASSOCIATE as Architect.
 - (ii) M/s. S.S.CONS as Structural Consultant.
 - (iii) M/s. EU HEC as MEP Consultant.
 - (iv) Shri RAJESH PATIL as Site Supervisor.

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Based on Site Inspection, with respect to each of the building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for building of the Real Estate Project as registered vide Number(RERA Registration P51700004190) 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: - A- 1		
Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100 %
2	Zero Number of Basement and one Plinth	100 %
3	Zero Number of Podiums	0 %
4	One Stilt Floor	90 %
5	Eight Number of slabs of Super Structure	100 %
6	Internal walls, Internal Plaster, Flooring within flats/premises, Doors and Windows to each of the Flat/ Premise	100 %
7	Sanitary Fittings within the Flat/premises, Electrical Fittings within the Flat/Premises	75 %
8	Staircases, Lift Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	100 %
9	The external Plumbing and external plaster elevation, completion of terrace with waterproofing of the Building	90 %
10	Installation of the lifts, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment's, Compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s', plinth protection, paving of areas appurtenant to Building Compound wall and all other requirements as may be required to obtain Occupation/Completion Certificate	75 %

TABLE A		
Building: - B- 1		
Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100 %
2	Zero Number of Basement and one Plinth	100 %
3	Zero Number of Podiums	0 %
4	One Stilt Floor	90 %
5	Eight Number of slabs of Super Structure	100 %

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6	Internal walls, Internal Plaster, Flooring within flats/premises, Doors and Windows to each of the Flat/ Premise	100 %
7	Sanitary Fittings within the Flat/premises, Electrical Fittings within the Flat/Premises	50 %
8	Staircases, Lift Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	100 %
9	The external Plumbing and external plaster elevation, completion of terrace with waterproofing of the Building	90 %
10	Installation of the lifts, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment's, Compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s', plinth protection, paving of areas appurtenant to Building Compound wall and all other requirements as may be required to obtain Occupation/Completion Certificate	75 %

TABLE A

Building: - C- 1

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100 %
2	Zero Number of Basement and one Plinth	100 %
3	Zero Number of Podiums	0 %
4	One Stilt Floor	90 %
5	Eight Number of slabs of Super Structure	100 %
6	Internal walls, Internal Plaster, Flooring within flats/premises, Doors and Windows to each of the Flat/ Premise	50 %
7	Sanitary Fittings within the Flat/premises, Electrical Fittings within the Flat/Premises	50 %
8	Staircases, Lift Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	50 %
9	The external Plumbing and external plaster elevation, completion of terrace with waterproofing of the Building	50 %
10	Installation of the lifts, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment's, Compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s', plinth protection, paving of areas appurtenant to Building Compound wall and all other requirements as may be required to obtain Occupation/Completion Certificate	50 %

P.T.O.

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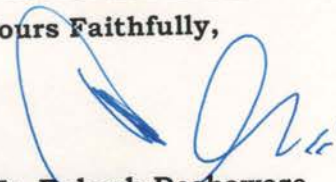


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TABLE B				
Internal & External development Works in Respect of the Entire Registered Phase				
Sr. No	Common areas & Facilities. Amenities	Proposed Yes/No	Percentage of work done	Details
1	Internal Roads & footpaths	No	0%	
2	Water supply	Yes	0%	To be completed before O.C.
3	Sewerage (Chamber, lines, Septik Tank, STP)	Yes	0%	Only Septic tank to be provided & will be completed before O.C.
4	Storm Water Drains	Yes	0%	To be completed before O.C.
5	Landscaping & Tree Planning	Yes	0%	To be completed before O.C.
6	Street Lightening	No	0%	
7	Community Building	No	0%	
8	Treatment and disposal of sewage and sullage water	No	0%	
9	Solid Waste management & disposal	No	0%	
10	Water conservations, Rain water harvesting	Yes	0%	Only rain Water Harvesting to be provided & will be completed before O.C.
11	Energy management	No	0%	Only Solar Water Heater to be provided & will be completed before O.C.
12	Fire Protection and fire safety requirements	No	0%	
13	Electrical meter room, sub-station, receiving station	Yes	0%	Only Electric meter to be provided & will be completed before O.C.
14	Solar Panels	Yes	0%	

Yours Faithfully,


Mr. Rakesh Deshaware
JOSHI DESHAWARE & ASSOCIATES
License No. CA/87/11149