

**Form 1 [See Regulation 3]
ARCHITECTS CERTIFICATE**

To
M/s. Mangalnath Developers
Office No. 234, 235 & 236, Big Splash, Sector-17,
Vashi, Navi Mumbai- 400 075

Date: 10/02/2020

Sub: Certificate of Percentage of Completion of Construction Work of Project Safal Sai comprising of residential 1 sale building consisting of wing A, B & wing C and Sale cum Rehab Building no.1, Rehab Building no.2, Rehab Building No.3, Rehab Building No.4 on the Plot bearing CTS No. 453, 453 1 to 74 demarcated by its boundaries North Side MCGM Road, South Side CTS No. 449, 450, East Side CTS No. 415, West Side CTS No. 606 and CTS No. 416, 416/ 1 to 58 demarcated by its boundaries (latitude and longitude of the end points) North Side CTS No.415, South Side CTS No.451, East Side CTS No. 417, West Side CTS No.415 of Village Borla Taluka Kurla District Mumbai Suburban PIN 400071 admeasuring 4381.00 sq.mts. area being developed by **"Mangalnath Developers"**

Dear Sir,

I, Mukesh Bahadur, undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the consisting of sale building with wing A, B & wing C and Sale cum Rehab Building no.1, Rehab Building no.2, Rehab Building No.3, Rehab Building No.4 on the Plot bearing CTS No. 453, 453 1 to 74 and CTS No. 416, 416/ 1 to 58 of Village Borla Taluka Kurla District Mumbai Suburban PIN 400071. admeasuring 4381.00 sq.mts. area being developed by **"Mangalnath Developers"**

Comprises of the following:

1. Stilt and Pit for Car Parking
2. Sale building – Ground + 12 Storey Residential With A, B & C Wing
3. Rehab Cum Sale Building No.1 - Ground (shop) + 19 Storey
4. Rehab No.2 - Ground (shop) + 19 Storey
5. Rehab No.3 - Ground+ 9 Storey
6. Rehab No.4 – Ground (shop)+ 14 Storey

Following technical professionals are appointed by **"Mangalnath Developers"**:

- 1) Shri Mukesh Bahadur as L.S. /Architect
- 2) Shri K.H. MOTWANI as Structural Consultant
- 3) M/s Global EMP as MEP Consultant .
- 4) Shri Vijay Narang as Site Supervisor

The Latitude and Longitude Details are as follows

	Longitude	Latitude
North Side	19.052528	72.908253
South Side	19.052031	72.908060
East Side	19.052224	72.908355
West Side	19.052361	72.907846

Based on Site Inspection, with respect to sale building with wing A, B & wing C and Sale cum Rehab Building no.1, Rehab Building no.2, Rehab Building No.3, Rehab Building No.4 of the NIL Phase of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for Sale building - Wing A, B & C Sale cum Rehab Building no.1, Rehab Building no.2, Rehab Building No.3, Rehab Building No.4 of the NIL Phase of the Real Estate Project as registered vide

number **P51800009799** 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

Sale building with wing A, B & wing C and Sale cum Rehab Building no.1, Rehab Building no.2, Rehab Building No.3, Rehab Building No.4 of the project.

Sr. pNo.	Task / Activity	Percentage of work done.	
		Rehab	Sale
1.	Excavation	80%	100%
2.	Plinth	80%	100%
3.	2 Number of Podiums	N.A.	N.A.
4.	Ground Floor	80%	100%
5.	A. i) Sale building with A ,B and C wing - 13 Number of Slabs of Super Structure (12 Floors) B. i) Rehab building no. 1 - 20 Number of Slabs of Super Structure (19 Floors) ii) Rehab building no 2 - 20 Number of Slabs of Super Structure (19 Floors) iii) Rehab building no 3 - 10 Number of Slabs of Super Structure (9 Floors) iv) Rehab building no. 4 - 15 Number of Slabs of Super Structure (14 Floors)	55%	60%
6.	Internal walls	60%	10%
	Internal Plaster	60%	0%
	Flooring with the Flats / Premises	45%	0%
	Doors & Windows to each of the Flats / I Premises	20%	0%
7.	Sanitary Fittings within the Flat / Premises	35%	0%
	Electrical Fittings within the Flats	35%	0%
8.	Staircases, Lift Wells and Lobbies at each floor level connecting Staircases and Lifts	60%	40%
	Overhead Water Tank	60%	0%
	Underground Water Tank	100%	100%
9.	The external plumbing	10%	0%
	External plaster	60%	0%
	External Painting, Elevation	5%	0%
	Completion of Terrace with waterproofing of the building / Wings	35%	0%
	Installation of lifts	33%	0%
	Fire Fighting Fittings and Equipment as per CFO NOC	-	0%
	Electrical fittings to Common Areas	-	0%
	Electro, Mechanical equipment	-	0%
	Compliance to conditions of environment/CRZ NOC	-	0%
	Finishing to entrance lobby/s	-	0%
	Plinth protection	-	0%
	paving of areas appurtenant to Building/Wing	-	0%
	Compound Wall	-	30%

TABLE – B
**Internal & External Development Works in Respect of the entire
Registered Project**

Sr. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of work done		Details
			Rehab	Sales	
1.	Internal Roads & Footpaths	Yes	0%	0%	
2.	Water Supply	Yes	0%	0%	
3.	Sewerage (Chamber, lines, Septic Tank STP)	Yes	0%	0%	
4.	Storm Water Drains	Yes	0%	0%	
5.	Landscaping & Tree Planting	Yes	0%	0%	
6.	Street Lighting	N. A	N. A	N. A	
7.	Community Buildings.	No	0%	0%	
8.	Treatment and disposal of sewage and sullage water	Yes	0%	0%	
9.	Solid Waste management & Disposal	Yes	0%	0%	
10.	Water conservation, Rain water harvesting	Yes	0%	0%	
11.	Energy management	No	0%	0%	
12.	Fire protection and fire safety requirement	Yes	0%	0%	
13.	Electrical meter room, sub - station, receiving station	Yes	0%	0%	
14.	Other (Option to Add more)				

For Consultants Combined

Mukesh Bahadur
Architect
Reg, No. CA/82/7237