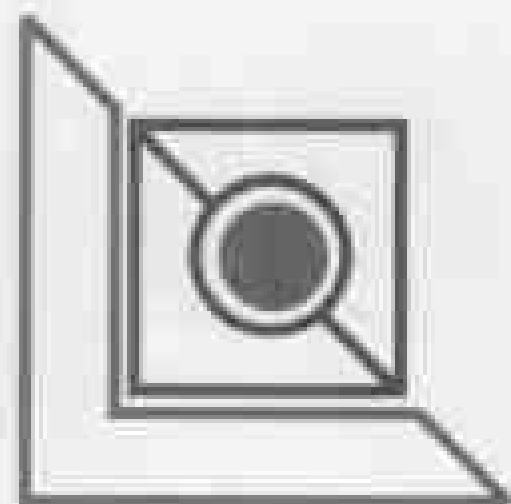




De-con Consultants

Architects, Regd. Valuers, Interior Designers & Project Consultants.

FORM 1 (On Architect's Letter head)

ARCHITECT'S CERTIFICATE

To,
M/s Elixir Realty,
1102, Dev Corpora,
opp. Cadbury junction,
Eastern express highway,
Khopat, Thane (W)-400601.

Date : 23.07.2017

Subject : Certificate of Percentage of completion of construction of 48 No. of Bungalows in the project KERALA VILLAGE situated on all those pieces and parcel of land lying, being and situated at Village Saathgaon, Taluka Shahapur, District Thane, in the limits of Zilla Parishad Samiti, Thane, Gram Panchayat Saathgaon Shilottar bearing

Gut No.	Hissa No.	Area (sq.metres)
396	-	16800
397	-	3500
399	-	9470
	Total →	29770

demarcated by its boundaries

Corner No	Latitude	Longitude	Description
North	19°27'30.3" N	73°26'50.9" E	S no. 382
South	19°27'21.7" N	73°26'52.3" E	S no. 402 (P)
West	19°27'25.3" N	73°26'50.9" E	15 mt wide road
East	19°27'25.5" N	73°26'54.5" E	S no. 401

Sir,

I, John Varghese, S-1, Rajashree Tower, Rambaug, Lane No. 8, Kalyan (W) - 421304 have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 48 No. of Bungalows in the project KERALA VILLAGE proposed to be registered under Maharera situated on all those pieces and parcel of land lying, being and situated at Village Saathgaon, Taluka Shahapur, District Thane, in the limits of Zilla Parishad Samiti, Thane, Gram Panchayat Saathgaon Shilottar bearing

Gut No.	Hissa No.	Area (sq.metres)
396	-	16800
397	-	3500
399	-	9470
	Total →	29770

Following technical professionals are appointed by Elixir Realty:-

- (i) Shri. John Varghese as Project Architect
- (ii) Shri. Ajay Mahale as Structural Consultant
- (iii) MEP Consultant – Not appointed
- (iv) Shri. Ajay Mahale as Project Engineer

Based on Site Inspection, with respect to each of the Bungalows of the aforesaid Real Estate Project, I certify that as on date of this certificate, the percentage of the work done for each type of Bungalows of the Real Estate Project as registered with the Assistant Director of Town Planning Office, Thane under No. Vishe / Village Satgaon / Taluk Shahapur / Dist. Thane / 701 dated 26-03-2015 and in pursuance thereof have converted the land to Non-Agricultural use under the order passed by the Collector, Thane under No. K -1 / T – 11 / NAP / Satgaon / S R – (66/15) 34 / 16 dated 12.09.2016, 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 No./ Name – Kerala Village Bungalow Type A 19

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%

3.	_____ number of Podiums	NA
4.	Stilt Floor	100%
5.	x number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	100%
8.	Staircase, Lifts 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 terraces with water proofing of the Building/Wing,	100%

Table A

Building No./ Name – Kerala Village Bungalow All other type A buildings except A19 namely Type A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15 , A16, A17, A18

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	0%
2.	X number of Basement (s) & Plinth	0%
3.	_____ number of Podiums	NA
4.	Stilt Floor	0%
5.	x number of Slabs of Super structure for Building	0%
6	Internal Walls, Internal Plaster, Flooring within	0%

	Flats/Premises, Doors and Windows to each of the Flat / Premises	
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0%
8.	Staircase, 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 water proofing of the Building/Wing,	0%

Table A

Building No./ Name – Kerala Village Bungalow Type B6

Sr. No.	Task/Activity	Percentage of , work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____number of Podiums	NA
4.	Stilt Floor	100%
5.	x number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	100%
8.	Staircase, Lifts Wells and Lobbies at each Floor	100%

	level connecting staircases and Lifts, overhead and underground water tanks.	
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing,	100%

Table A

Building No./ Name – Kerala Village Bungalow All other type B buildings except B6 namely Type B1, B2, B3, B4, B5, B7

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	0%
2.	X number of Basement (s) & Plinth	0%
3.	_____number of Podiums	NA
4.	Stilt Floor	0%
5.	x number of Slabs of Super structure for Building	0%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	0%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0%
8.	Staircase, 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 water proofing of the Building/Wing,	0%

Table A

Building No./ Name – Kerala Village Bungalow Type C5

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____ number of Podiums	NA
4.	Stilt Floor	100%
5.	x number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	100%
8.	Staircase, Lifts 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 terraces with water proofing of the Building/Wing,	100%

Table A

Building No./ Name – Kerala Village Bungalow All other type C buildings except B6 namely Type C1, C2, C3, C4, C6, C7, C8, C9, C10

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	0%
2.	X number of Basement (s) & Plinth	0%
3.	_____ number of Podiums	NA
4.	Stilt Floor	0%
5.	x number of Slabs of Super structure for Building	0%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	0%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0%
8.	Staircase, 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 water proofing of the Building/Wing,	0%

Table A

Building No./ Name – Kerala Village Bungalow all Type D bungalows namely D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	0%
2.	X number of Basement (s) & Plinth	0%

3.	_____ number of Podiums	NA
4.	Stilt Floor	0%
5.	x number of Slabs of Super structure for Building	0%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	0%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0%
8.	Staircase, 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 water proofing of the Building/Wing,	0%

TABLE – B

Internal & External Development work in respect of the entire Registered Phase

Building No./ Name – Kerala Village

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads and Footpaths	Yes	50%	Work in Progress
2.	Water Supply	Yes	0%	Not Started
3.	Sewerage (chamber, lines, septic Tank, STP)	Yes	10%	Work in Progress
4.	Storm Water Drains	Yes	0%	Not Started
5.	Landscaping and Tree Planting	Yes	40%	Work in Progress
6.	Street Lighting	Yes	20%	Work in

				Progress
7.	Community Buildings	No	NA	NA
8.	Treatment and disposal of sewage and sullage water	No	NA	NA
9.	Solid Waste management & Disposal	No	NA	NA
10.	Water conservation, Rain water harvesting	No	NA	NA
11.	Energy Management	No	NA	NA
12.	Fire protection and fire safety requirements	No	NA	NA
13.	Electrical meter room, sub-station, receiving station	Yes	0%	<u>Providing Transformer with meter</u>

Yours faithfully,


 Shri. John Varghese
 License No. - EA/92/15118