

De-con Associates

Architects, Regd. Valuers
Engineers, Interior Designers

304, Vardhaman Shopping Centre, 3rd Floor, Manpada Road, Dombivli (E) 421 201.
Shop No. 1, Rajshree Tower, Rambaug Lane No. 6, Kalyan (W) 421 304.

FROM 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)

Date: 10/08/2019

To,
M/S. Shree Raj Developers,
Kantilal. N. Senghani
Office No 416, Aranja corner,
Sector - 17, Vashi,
Navi Mumbai.

Subject : Certificate of Percentage of Completion of Construction Work of 'Uma Complex', Building No 2 A,B & C wing of the Project 'Uma Complex' [MahaRERA Registration Number] situated on the Plot bearing S.No 75 demarcated by its boundaries (latitude and longitude of the end points) Recreation Ground & S.No 74 to the North, S.No. 70 to the South, S.No 76 to the East, S.No. 72, Kalyan shil Road to the West. of Division Village Asde-Golivali, Dombivali (E), Tal - Kalyan, Dist - Thane. PIN 421 202 admeasuring 4050.00 Sq. Mtrs. Area being developed by M/s. Shree Raj Developers.

Sir,

I Mr. Tibin Tonson Thomas Partner of M/s. De - Con Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the one Building No 2 A,B & C wing of the Project 'Uma Complex' Phase of the Project, situated on plot bearing S.No. 75. of division village Asde - Golivali, Dombivali (E), Tal Kalyan District Thane. PIN 421 202 admeasuring 4050.00 Sq. Mtrs. area being developed by Shree Raj Developers.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Mr. Tibin Tonson Thomas Partner of M/S De - Con Associates as Architect ;
 - (ii) Mr. K.K. Patel as Structural Consultant / RCC Engineer ;
 - (iii) Mr. Bhavesh. R. Patel as Site Supervisor.

Based on Site Inspection, with respect to each of the Wings 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 No 2 A,B & C Wing of the Real Estate Project as registered vide number under MahaRERA 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.

For DE-CON ASSOCIATES

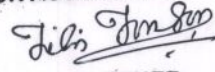

PARTNER

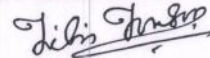
Table - A

PROJECT - UMA COMPLEX ASDE - GOLIVALI (DOMBIVALI EAST)

Building No 2 A,B & C wing

Sr. No.	Tasks / Activity	Percentage of Work done A-wing
1.	Excavation	100%
2.	Plinth	100%
3.	No. of Podiums	NIL
4.	Stilt Floor	NIL
5.	Five number of Slabs of Super Structure	100 %
6.	Internal Walls, Internal Plaster, Floorings with in Flats / Premises, Doors and Windows to each of the Flats / Premises	100 %
7.	Sanitary Fittings with in the Flat / Premises, Electrical Fittings with in the Flats / Premises	90 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	95 %
9.	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building No 2 A,B & CWing	95 %
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electric fittings to Common Areas, electro, mechanical equipment, Compliance to condition 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	100 %

For DE-CON ASSOCIATES



PARTNER

Table - B

PROJECT - UMA COMPLEX ASDE - GOLIVALI (DOMBIVALI EAST)
Internal & External Development Works in Respect of the entire Project

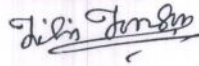
Building No 2 A,B & C wing

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/ No)	% of Work done	Details
1.	Internal Roads & Footpaths	Yes	100 %	
2.	Water Supply	Yes	100 %	Water Supply will be provided by KDMC
3.	Sewerage (chamber, lines Septic Tank, STP)	Yes	95 %	The Building Sewerage will be connected with KDMC underground Sewerage line.
4.	Strom Water Drains	No	N.A.	
5.	Landscaping & Tree Planting	Yes	100 %	Minimum 25 Trees
6.	Street Lighting	No	N.A.	—
7.	Community Buildings	No	N.A.	—
8.	Treatment and disposal of sewage and suilage water	No	N.A.	Sewage will be discharged / connected with KDMC drainage
9.	Solid Waste management & Disposal	No	N.A.	—
10.	Water conservation, Rain water harvesting	Yes	0 %	Rain Water Harvesting
11.	Energy management	Yes	0 %	Solar System
12.	Fire protection and fire safety requirements	Yes	95 %	Fire Safety Measures will be installed
13.	Electrical meter room, sub-station, receiving station	Yes	100 %	1 Electric Meter Room / Space for Each will be installed
14.	Society office, common entrance Lobby, common Toilet And Refuge Area	No	N.A	—

Your's Faithfully,
For De - Con Associates

For DE-CON ASSOCIATES

Mr Tibin Tonson Thomas
Partner
(License No. C.A/2016/78885)


PARTNER

AREA STATEMENT			SQ.MT
1)	AREA OF PLOT (AS PER 7/12)		4050.00
1)	AREA OF PLOT K.D.M.C SURVEY REPORT		3945.00
	AREA OF PLOT (AS PER TRI. METHOD) (APPROVED)		3994.62
2)	DEDUCTION FOR NOT IN POSITION		105.00
	a INTERNAL EXISTING ROAD		--
	b ANY RESERVATION		--
	TOTAL AREA (a+b)		--
3)	BALANCE AREA OF PLOT		3945.00
4)	ADDITION FOR	RECREATION GROUND 15%	591.75
		INTERNAL ROAD	--
5)	NET AREA OF PLOT (3-4)		3353.25
6)	ADDITION FOR F.S.I. (2a) set back area		--
	(2b) reservation		--
7)	TOTAL AREA		3356.65
8)	F.S.I. PERMISSIBLE 3945.00 X 0.95 % = 3747.75		3747.75
9)	F.S.I. CREDIT AVAILABLE		--
10)	PERMISSIBLE FLOOR AREA		3747.75
11)	EXISTING FLOOR AREA		
12)	EXISTING FLOOR AREA	BLDG NO 1 = 791.14 SQMT	3746.34
	EXISTING/PROPOSED AREA	BLDG NO 2 = 1916.00 SQMT	
	PROPOSED AREA	BLDG NO 3 = 1039.20 SQMT	
13)	EXCESS BALCONY AREA		NIL
14)	TOTAL PROPOSED BUILT- UP AREA (11+12+13)		3746.34
15)	F.S.I. CONSUMED		--
16)	TOTAL NO OF R.C.C. SLABS		5 NOS
DESCRIPTION OF PROPOSAL & PROPERTY		BUILDERS & DEVELOPERS	ARCHITECT
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING S. NO. 75. AT VILLAGE ASDE - GOLIVALI DOMBIVALI (E), TAL - KALYAN, DIST - THANE.		SHREE RAJ DEVELOPERS	DE-CON ASSOCIATES S-1 RAJSHREE TOWER, RAMBAUG LANE NO 6, KALYAN (W) B-2/ROOM NO 239, KASTURI PLAZA, DOMBIVALI (E).
		SHRI. KANTILAL . N. SENGHANI (P.O.A. HOLDER).	

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