



FORM 1 {See Regulation 3}
ARCHITECT'S CERTIFICATE

ARCHITECTS & ENGINEERS

B-101, 1ST FLOOR, BINDU TOWER,
OPP. LOURDES SCHOOL,
SANTOSHI MATA ROAD, KALYAN (W)

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Date: - 31/08/2021

To

M/s. Ira Homes through
Partner Shri. Ketan K. Vador
6/45, C.C.I Colony, D.P. Road,
Goregaon (P) Mumbai. 104.

Subject: Certificate of Percentage Completion of Construction work 31/08/2021 of 3 No. of Building(s) Wing(s) of the **Building 1, 2, 3** of the Project [Maha RERA Registration Number situated on the plot bearing Survey 239 H.No. 4, demarcated by its boundaries (latitude and longitude of the end points) 19°11'31" - 73°05'06.34" to the North, 19°11'30.10" - 73°05'06.51" to the South, 19°11'31.09" - 73°05'08.97" to East, 19°11'30.93" - 73°05'04.04" to the West, of Division - Konkan, Village - Bhopar, Taluka - Kalyan, District-Thane, PIN_421201 admeasuring 8703.43.00sq.mt. Area being developed by M/s. Ira Homes.

Sir,

I, Anil R. Nirgude have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **No.3** of Building(s) Wing(s) of the **Building 1,2,3** of the Project [Maha RERA Registration Number situated on the plot bearing Survey No. 239 H.No. 4, -emarcated by its boundaries (latitude and longitude of the end points) 19°11'31" - 73°05'06.34" to the North, 19°11'30.10" - 73°05'06.51" to the South, 19°11'31.09" - 73°05'08.97" to East, 19°11'30.93" - 73°05'04.04" to the West, of Division - Konkan, Village - Bhopar, Taluka - Kalyan, District-Thane, PIN_421201 admeasuring 8703.43 .00sq.mt. area being developed by M/s. Ira Homes.

Following technical professional are appointed by Owner / Promoter:-

Shri. Anil R. Nirgude as L.S./Architect;

Shri. Shantilal H. Jain as Structural Consultant

Shri. Anup Save as MEP Consultant

Shri. Milind M. Shinde as Site Supervisor

Based on Site Inspection , with respect to each of the Building/Wing 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/Wing of the Real Estate Project as registered vide number _____ 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.

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TABLE – A

Building No.1. NANDI.

Sanction - Gr. + 1st Podium + 2nd Podium +Amenity floor + 1st to 3rd floor

Proposed - Gr. + 1st Podium + 2nd Podium +Amenity floor + 1st to 28 floor

Sr.No.	Tasks/Activity	% of work done
1	Excavation	0%
2	1 number of and Plinth	0%
3	2 number of Podiums	0%
4	1Stilt Floor	0%
5	32 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats, Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings with the Flat/Premises	0%
8	Staircases, 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 waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC , Finishing to entrance lobby/s plinth protection, paying of areas appurtenant to Building/Wing. Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	0%

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TABLE – A

Building No. 2. NEELKANTH

Sanction - Gr. + 1st Podium + 2nd Podium + Stilt +1st to 5th Floor

Proposed: Gr. + 1st Podium + 2nd Podium + Stilt +1st to 28 floors

S.No.	Tasks/Activity	% of work done
1	Excavation	0%
2	1 number of and Plinth	0%
3	02 number of Podiums	0%
4	1 Stilt Floor	0%
5	32 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats, Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings with the Flat/Premises	0%
8	Staircases, 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 waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC , Finishing to entrance lobby/s plinth protection, paying of areas appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	0%

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ANIL R. NIRGUDE

DIP. ARCH. A.I.I.A.



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TABLE – A

Building No. 3. RUDRA

Sanction - Gr. + 1st Podium + 2nd Podium +Amenity floor + 1st to 3rd floor

Proposed - Gr. + 1st Podium + 2nd Podium +Amenity floor + 1st to 28 floor

Sr.No.	Tasks/Activity	% of work done
1	Excavation	0%
2	1 number of and Plinth	0%
3	02 number of Podiums	0%
4	1Stilt Floor	0%
5	32 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats, Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings with the Flat/Premises	0%
8	Staircases, 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 waterproofing of the Building/Wing	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC , Finishing to entrance lobby/s plinth protection, paying of areas appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	0%

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TABLE – B

Internal & External Development works in Respect of the entire Registered Phase

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of Work done	Details
1.	Internal Roads & Footpaths	yes	0%	
2.	Water Supply	yes	0%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	yes	0%	STP
4.	Storm Water Drains	yes	0%	
5.	Landscaping & Tree Planting	yes	0%	
6.	Street Lighting	yes	0%	
7.	Community Buildings	no		
8.	Treatment and disposal of sewage and sullage water	yes	0%	
9.	Solid Waste management & Disposal	yes	0%	
10.	Water conservation, Rainwater harvesting	yes	0%	
11.	Energy management	yes	0%	solar water heater
12.	Fire protection and fire safety requirements	yes	0%	
13.	Electrical meter room, sub-station, receiving station	yes	0%	
14.	Others (Option to Add more)	no		

Yours faithfully

VITAN CONSULTANTS

ANIL R. NIRGUDE

Architect

License No. CA/81/6472