

PHADNIS & ASSOCIATES

ARCHITECTS & INTERIOR DESIGNERS

ARCH. B.G. PHADNIS
CA/76/2625

01, Ground Floor, Vatvriksha CHS Ltd., Bramhan Society,
Naupada, Thane (W) - 400 602. • Tel. : 25441774 / 25331736

Date :
Ref:

01/07/2017

Form 1

To,
M/s. Vertex Newton Projects Pvt. Ltd.
209, Shah & Nahar Estate,
Dr. E Moses Road, Worli,
Mumbai – 400 018.

Sub: Certificate of Percentage of Completion of Construction Work of Wing A-1 of Phase - 1 of the Project (Sky Villas) situated on Plot B, bearing Survey Number 43/3 pt., 66/1, 66/6 pt., 67/1 pt., 68, 69 pt., 73/1, 73/2, 74 pt., 75, 76 pt., 78/1 pt., demarcated by its boundaries 18.0 Mt. Road to the North, 30.0 Mt. Road to the South, 18.0 Mt. Road to the East, 18.0 Mt. Road to the West, Village Kalyan, Taluka Kalyan, District Thane, Pin 421301, admeasuring 28,548.75 SQ.MT. which is the entire area of Plot B (including Wings A-1, A-2, other wings and other phases) being developed by M/s. Vertex Newton Projects Pvt. Ltd.

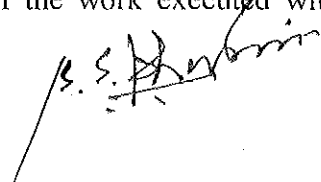
Sir,

We Phadnis & Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Wing A-1, of Phase – 1 of the Project (Sky Villas), situated on the Plot B, bearing Survey Number 43/3 pt., 66/1, 66/6 pt., 67/1 pt., 68, 69 pt., 73/1, 73/2, 74 pt., 75, 76 pt., 78/1 pt., Village Kalyan, Taluka Kalyan, District Thane, Pin 421301, admeasuring 28,548.75 SQ.MT. which is the entire area of Plot B (including Wings A-1, A-2, other wings and other phases) being developed by M/s. Vertex Newton Projects Pvt. Ltd.

1. Following technical professionals are appointed by Owner/ Promoter.

- (i) M/s. Phadnis & Associates as Architect.
- (ii) M/s. Epicons Consultants Pvt. Ltd. as Structural Consultant.
- (iii) M/s. Electro – Mech Consultants Pvt. Ltd. as MEP Consultant.
- (iv) Shri. Azam Tamboli as Site Supervisor.

Based on Site Inspection, with respect to Wing A-1 of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for Wing A-1 of the Real Estate Project registered vide number _____ under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each activity of the entire phase is detailed in Table B.



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Date :
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Table A

Wing : WING A1

S.No.	Tasks/ Activity	Percentage of Work done
1)	Excavation	100%
2)	Basement(s) and Plinth.	100%
3)	Podiums.	80%
4)	Stilt Floor.	80%
5)	Slabs of Super Structure.	62%
6)	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ Premises.	14%
7)	Sanitary Fittings within the Flat/Premises, Electrical Fittings within Flat/ Premises.	10%
8)	Staircases, Lift Wells and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks.	43%
9)	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Wing.	13%
10)	Installation of lifts, water pumps, fire fighting fittings and equipments 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, paving of areas appurtenant to the Wing. Compound wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	-----
11)	Overall Percentage of Completion of work done for the entire Wing.	45.85%

B.S. Phadnis

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Table B

S.No.	Common areas and Facilities, Amenities	Proposed (Yes / No)	Percentage of Work Done	Details
1)	Internal Roads & Footpaths	Yes	---	Work in progress
2)	Water Supply	Yes		Water connection will be given by KDMC after OC
3)	Sewerage (chamber , lines, septic tank, STP)	Yes	----	-----
4)	Storm Water Drains	Yes	----	Work in progress
5)	Landscaping & Tree Planting	Yes	----	Work in progress
6)	Street Lighting	Yes	----	Work in progress
7)	Community Buildings	No	----	-----
8)	Treatment and disposal of sewage and sullage water	Yes	----	-----
9)	Solid waste management & Disposal	Yes	----	-----
10)	Water conservation, Rain water harvesting.	Yes	----	-----
11)	Energy management	Yes	----	-----
12)	Fire Protection and fire safety requirements	Yes	----	Work in progress
13)	Electrical meter room, sub-station, receiving station.	Yes	----	Work in progress
14)	Others (option to add more)	-----	----	-----

Yours faithfully,
For PHADNIS & ASSOCIATES


(B.G. PHADNIS)

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To,
M/s. Vertex Newton Projects Pvt. Ltd.
209, Shah & Nahar Estate,
Dr. E Moses Road, Worli,
Mumbai – 400 018.

Sub: Certificate of Percentage of Completion of Construction Work of Wing A-2 of Phase - 1 of the Project (Sky Villas) situated on Plot B, bearing Survey Number 43/3 pt., 66/1, 66/6 pt., 67/1 pt., 68, 69 pt., 73/1, 73/2, 74 pt., 75, 76 pt., 78/1 pt., demarcated by its boundaries 18.0 Mt. Road to the North, 30.0 Mt. Road to the South, 18.0 Mt. Road to the East, 18.0 Mt. Road to the West, Village Kalyan, Taluka Kalyan, District Thane, Pin 421301, admeasuring 28,548.75 SQ.MT. which is the entire area of Plot B (including Wings A-1, A-2, other wings and other phases) being developed by M/s. Vertex Newton Projects Pvt. Ltd.

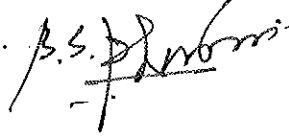
Sir,

We Phadnis & Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Wing A-2, of Phase – 1 of the Project (Sky Villas), situated on the Plot B, bearing Survey Number 43/3 pt., 66/1, 66/6 pt., 67/1 pt., 68, 69 pt., 73/1, 73/2, 74 pt., 75, 76 pt., 78/1 pt., Village Kalyan, Taluka Kalyan, District Thane, Pin 421301, admeasuring 28,548.75 SQ.MT. which is the entire area of Plot B (including Wings A-1, A-2, other wings and other phases) being developed by M/s. Vertex Newton Projects Pvt. Ltd.

1. Following technical professionals are appointed by Owner/ Promoter.

- (i) M/s. Phadnis & Associates as Architect.
- (ii) M/s. Epicons Consultants Pvt. Ltd. as Structural Consultant.
- (iii) M/s. Electro – Mech Consultants Pvt. Ltd. as MEP Consultant.
- (iv) Shri. Azam Tamboli as Site Supervisor.

Based on Site Inspection, with respect to Wing A-2 of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for Wing A-2 of the Real Estate Project registered vide number _____ under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each activity of the entire phase is detailed in Table B.



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Table A

Wing : **WING A2**

S.No.	Tasks/ Activity	Percentage of Work done
1)	Excavation	100%
2)	Basement(s) and Plinth.	100%
3)	Podiums.	80%
4)	Stilt Floor.	80%
5)	Slabs of Super Structure.	55%
6)	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ Premises.	12.5%
7)	Sanitary Fittings within the Flat/Premises, Electrical Fittings within Flat/ Premises.	7.5%
8)	Staircases, Lift Wells and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks.	40%
9)	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Wing.	11%
10)	Installation of lifts, water pumps, fire fighting fittings and equipments 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, paving of areas appurtenant to the Wing. Compound wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	-----
11)	Overall Percentage of Completion of work done for the entire Wing.	42.155%

B. S. Phadnis

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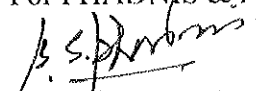
01, Ground Floor, Vatvriksha CHS Ltd., Bramhan Society,
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Table B

S.No.	Common areas and Facilities, Amenities	Proposed (Yes / No)	Percentage of Work Done	Details
1)	Internal Roads & Footpaths	Yes	---	Work in progress
2)	Water Supply	Yes		Water connection will be given by KDMC after OC
3)	Sewerage (chamber , lines, septic tank, STP)	Yes	-----	-----
4)	Storm Water Drains	Yes	----	Work in progress
5)	Landscaping & Tree Planting	Yes	----	Work in progress
6)	Street Lighting	Yes	----	Work in progress
7)	Community Buildings	No	-----	-----
8)	Treatment and disposal of sewage and sullage water	Yes	-----	-----
9)	Solid waste management & Disposal	Yes	-----	-----
10)	Water conservation, Rain water harvesting.	Yes	-----	-----
11)	Energy management	Yes	-----	-----
12)	Fire Protection and fire safety requirements	Yes	----	Work in progress
13)	Electrical meter room, sub-station, receiving station.	Yes	----	Work in progress
14)	Others (option to add more)	-----	-----	-----

Yours faithfully,
For PHADNIS & ASSOCIATES


(B.G. PHADNIS)