



MAKARAND TORASKAR ASSOCIATES

Architects ♦ Urban Planners ♦ Interior Designers

A-101, Royal Crown, Kaajari Wadi, Pokharan Road - 1,
Khopat, Thane (W), Tel.: 6506 4072 / 2545 1177
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FORM 1

ARCHITECT CERTIFICATE

Date : 26/07/2017

To,
M/s. Ideal Enterprises,
Shop No.4, Hariom Arcade,
Near Ashok Nagar,
Dadlani Road, Balkum,
Thane-(W).

Sub : Certificate of Percentage of completion of Construction work of your development Project "Hari Om Arcade", (having MAHARERA Registration Number as) situated on plot bearing Old S.No.236 H.No.1 & 2, New S.No.115, H.No. 1 & 2, situate, lying and being at Village:- Balkum, Taluka and District Thane, demarcated by its boundaries (Latitude and Longitude of the end points) 19°13'19.26" to the North & 72°59'35.46" to the East of village – Balkum, Taluka & District Thane, admeasuring 830.00 Sq.Mtrs. area being developed by M/s. Ideal Enterprises.

We, Makarand Toraskar & Associates have undertaken assignment as Architect of Certifying Percentage of Completion of Construction work of " Hari Om Arcade ", of the Project, situated on plot bearing Old S.No.236 H.No.1 & 2, New S.No.115, H.No. 1 & 2, situate, lying and being at Village:- Balkum, Taluka and District Thane, admeasuring 830.00 Sq.Mtrs. area being developed by M/s. Ideal Enterprises.

1. Following Technical Professionals are appointed by Promoter : -
 - a. M/s. Makarand Toraskar & Associates as Architect
 - b. M/s. Aniruddha Nakhawa Consulting Engineer as Structural Consultant
 - c. Mr. Satvir Yadav as Site supervisor

Based on Site Inspection, with respect to each 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 MahaRERA is as per table A herein below. The Percentage of the work is executed with respect to each of the activity of the entire phase is detailed in Table B.

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Date : 26/07/2017

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the proposed buildings project known as " Hari Om Arcade" is constructed in plot bearing Old S.No.236 H.No.1 & 2, New S.No.115, H.No. 1 & 2 of Village Balkum, Tal. & Dist. Thane for M/s. Ideal Enterprises

This is to further certify that the amended plans issued by the Thane Municipal Corporation vide V.P. No. S05/0121/17 (New) 2004/46 (Old), letter no. TMC/TDD/2213/17, dtd. 17/06/2017 for buildings and the area of the flats as per amended plan along with the plan issued are as mentioned below.

Bldg. No.	Floor	Shop / Flat No.	Area in Sq. Mtrs.		
			Carpet Area incl. Door Jam, Int. Walls & Structural Member	Enclosed Balcony Area	C.B. Area
Wing 'A'	Ground Floor	Shop - 1	20.23	--	--
		Shop - 2	13.07	--	--
		Shop - 3	14.67	--	--
		Shop - 4	16.49	--	--
	1st floor	1	54.78	13.33	0.64
		2	39.57	2.70	1.26
		3	65.22	5.02	1.82
	2 nd to 4 th Floor (Typical)	1	54.78	13.33	0.64
		2	39.57	2.70	1.26
		3	61.95	5.02	1.82
Wing 'B'	1 st to 6 th Floor (Typical)	1	32.92	--	1.37
		2	26.55	6.47	--
	7 th (pt) Floor	1	32.92	--	1.37

Note : The room dimensions mentioned in sanctioned plan may vary due to the structural members and the thickness of the wall finishing.

Above mentioned areas are as per Maharashtra Real Estate Regulatory Authority Circular no. 4/2017 Dt. 14/06/2017.

This certificate is issued on request of the client.

For M/s. Makarand Toraskar & Associates

Ar. Makarand Toraskar
Reg. No. CA/99/24593

TABLE -A

Sr. No.	Tasks / Activity	Proposed	% of completion		
			Wing 'A'	Wing 'B'	
1.	Excavation	Yes	100%	0.00%	—
2.	Number of Basements	No	N.A.	N.A.	—
3.	Number of Plinth	Yes-1	100%	0.00%	—
4.	Number of Podiums	No	N.A.	N.A.	—
5.	Stilt Floor	Yes	100%	0.00%	—
6.	Number of Slab of Super Structures	5 nos. (Phase-I, Wing-A) 3 nos. (Phase -II, Wing-A) 8 nos. (Wing -B)	100% (Phase-I) 0.00% (Phase-II)	0.00%	—
7.	Internal Walls, Internal Plaster, Floorings within Flat/Premises, Doors and Windows to each Flat/ Premises	Yes	100% (Phase-I) 0.00% (Phase-II)	0.00%	—
8.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat / Premises	Yes	100% (Phase-I) 0.00% (Phase-II)	0.00%	—
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead & Underground Water Tanks	Yes	90% (Phase-I) 0.00% (Phase-II)	0.00%	—
10.	The external Plumbing & External Plaster, Elevation, Completion of Terraces with Waterproofing of the Building / Wing	Yes	100% (Phase-I) 0.00% (Phase-II)	0.00%	—

11.	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 Building / Wing, Compound Wall and all other requirements as may be required to obtain Occupation Certificate / Completion Certificate.	Yes	100% (Phase-I) 0.00% (Phase-II)	0.00%	CFO NOC, Environment NOC, CRZ NOC- N.A.
12.	Overall Percentage of Completion of the work done for the entire Building / Wing	-	98% (Phase-I) 0.00% (Phase-II)	0.00%	-

TABLE -B

Development work status					
Sr. No.	Common Area & Facilities, Amenities	Proposed	% of completion		Details
			Wing 'A'	Wing 'B'	
1.	Internal Road & Footpaths	Yes	0.00%	0.00%	—
2.	Water supply	Yes	100% (Phase-I) 0.00% (Phase-II)	0.00%	—
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	100%	0.00%	—
4.	Storms water drains	Yes	100%	0.00%	—
5.	Landscaping & Tree Planting	Landscaping - No Tree Planting - Yes	N.A. 0.00%	0.00%	—
6.	Street Lighting	Yes	100%	0.00%	—
7.	Community buildings	No	N.A.	N.A.	—
8.	Treatment & Disposal of sewerage sullage water	No	N.A.	N.A.	—
9.	Solid Waste Management and Disposal	No	N.A.	N.A.	—

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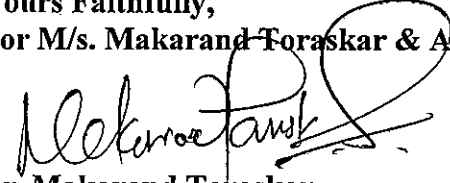
10.	Water Conservation, Rain Water Harvesting	Yes	0.00%	0.00%	—
11.	Energy Management	Yes	0.00%	0.00%	—
12.	Fire protection and fire safety requirements	No	N.A.	N.A.	—
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	0.00%	—
14.	Aggregate area of recreational Open Space and Open Parking	R.G. – No O.P. – Yes	N.A. 0.00%	N.A. 0.00%	—

• PROJECT DETAILS			
		Wing 'A'	Wing 'B'
1.	BUA as per Approved FSI [in sq mtrs]	780.31 Sq.Mtrs.	439.22 Sq.Mtrs.
2.	BUA as per Proposed FSI [Proposed but not sanctioned] [in sq mtrs]	527.46 Sq.Mtrs.	30.07 Sq.Mtrs.
3.	Total FSI	1777.06 Sq.Mtrs.	
4.	Aggregate Area [in sq. mtrs] of Recreational Open Space	0	0
5.	Sanctioned Buildings Count	01 no.	01 no.
6.	Proposed but not Sanctioned Buildings Count	0	0
7.	Total Buildings Count	01 no.	01 no.

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8.	No. of Basements	N.A.	N.A.
9.	No. of Plinths	1 no.	1 no.
10.	No. of Podiums	0	0
11.	No. of Slabs of Super Structure	5 nos. (Phase-I) 3 nos. (Phase -II)	8 nos.
12.	No. of Stilts	1 no.	1 no.
13.	No. of Open Parking	05 nos.	
14.	No. of Closed Parking	20 nos.	
15.	Aggregate carpet area of apartment [in sq mtrs]	Comm. :- 64.46 Sq.Mtrs. Resi. :- 1097.37 Sq.Mtrs. (Excluding Cupboard & Enclosed Balcony Area)	Resi. :- 416.29 Sq.Mtrs. (Excluding Cupboard & Enclosed Balcony Area)
16.	Proposed no. of Apartments	21 nos.	14 nos.
• Name, Address, Licence No., Phone No. of Architect		M/s. Makarand Toraskar & Associates A/101, Royal Crown, Kaajariwadi, Pokhran Rd -1, Khopat, Thane (W) -2. Licence No. - CA/99/24593 Phone No. - 25451177/ 65064072	

Yours Faithfully,
For M/s. Makarand Toraskar & Associates


Ar. Makarand Toraskar
(Lic. No. CA/99/24593)