

D. H. PATEL

Licence Surveyor, B.E. Civil (LIC. NO. P/296/LS)

ARCHITECT'S CERTIFICATE

Date: 13.11.2017

To

M/s. Unirock Developers.

Dudhwala House, 292, Bellasis Road,
Mumbai -400 008.

Subject : Certificate of Percentage of Completion of Construction Work of Building known as "Optima", situated on the Plot bearing CTS No.1648, 1648/1 to 4, 1649, 1649/1 to 15 & 1650, 1650/1 to 16 of Village Marol, by its boundaries (latitude and longitude of the end points) 19° 6'23.78"N & 72°52'57.15"E to the North, 19° 6'21.29"N & 72°52'57.43"E to the South, 19° 6'22.05"N & 72°52'57.75"E to the East & 19° 6'22.09"N & 72°52'56.09"E to the West of Village Marol, Andheri East, Mumbai PIN 400 059, admeasuring 2163.40 sq.mts. area being developed by M/s. Unirock Developers.

Sir,

I Mr. D. H. PATEL, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building of the Project, situated on the plot bearing CTS No.1648, 1648/1 to 4, 1649, 1649/1 to 15 & 1650, 1650/1 to 16 of Village Marol, situated at Andheri (East), Mumbai Suburb, PIN 400 059, admeasuring 2163.40 sq.mt. Area being developed by M/s. Unirock Developers.

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

- (i) Mr. D.H. PATEL, as L.S./Architect ;
- (ii) M/s. J+W consultants, as Structural Consultant;
- (iii) M/s.Techno Group MEP Consultant & Engineers as MEP Consultant ;

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(iv) Shri. Shahid Shaikh, 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 P51800007736 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.

Table A
(Rehab. Building No.1 Stilt + 13th)

Sr. No.	Tasks/Activity	Rehab. Bldg. % of work done
1	Excavation	3%
2	Nil Number of Basement(s) and 01 Plinth	0%
3	Nil number of Podiums	0%
4	01 Stilt Floor	0%
5	13 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 within 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,	0%



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	plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	
11	Overall Percentage of Completion of the work done for the entire building/Wings	0%

(Sale Building No.2 Stilt + 14th + Tower Parking)

Sr. No.	Tasks/Activity	Sale Bldg. % of work done
1	Excavation	8%
2	Nil Number of Basement(s) and 01 Plinth	0%
3	Nil number of Podiums	0%
4	01 Stilt Floor	0%
5	14 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 within 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, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	0%
11	Overall Percentage of Completion of the work done for the entire building/Wings	0%



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TABLE - B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Foothpaths	NO	N/A	-
2.	Water Supply	YES	0%	-
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	-
4.	Storm Water Drains	YES	0%	-
5.	Landscaping & Tree Planting	YES	0%	-
6.	Street Lighting	NO	N/A	-
7.	Community Buildings	NO	N/A	-
8.	Treatment and disposal of sewage and sullage water	NO	N/A	-
9.	Solid Waste management & Disposal	NO	N/A	-
10.	Water conservation, Rain water harvesting	YES	0%	-
11.	Energy management	NO	NA	-
12.	Fire protection and fire safety requirements	YES	0%	-
13.	Electrical meter room, sub-station, receiving station	YES	0%	-
14.	Aggregate area of Recreation Open Space	YES	0%	-
15.	Open parking	YES	0%	-

Yours Faithfully,

MR. D.H. PATEL

L.S./Architect
(License NO.P/296/LS)