

Form 1
ARCHITECT'S CERTIFICATE

18th July 2017

To,
M/s Incline Realty Private Limited
Commerz, 3rd Floor,
International Business Park,
Oberoi Garden City, Off Western Express Highway,
Goregaon (East),
Mumbai - 400 063

Subject: Certificate of Percentage of Completion of Construction Work of Sky City - Towers A to D of the Real Estate Project [MahaRERA Registration Number to be generated] situated on the Plot bearing CTS No. 107/E(pt.) demarcated by its boundaries at approximately 19°13'21.16"N, 72°51'50.37"E to the North; 19°13'18.04"N, 72°51'48.15"E to the South; 19°13'19.09"N, 72°51'52.82"E to the East and 19°13'20.23"N, 72°51'45.77"E to the West of Division Konkan, Village Magathane Taluka Borivali District Mumbai Suburban PIN 400092 admeasuring approximately 3,619.32 sq. mtrs. of area being developed by M/s Incline Realty Private Limited

Sir,

I, Architect Sunil Arora, has undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 4 No. of Towers, i.e. Sky City - Towers A to D, of the Real Estate Project (MahaRERA Registration Number to be generated) situated on the Plot bearing CTS No. 107/E(pt.) Village Magathane, Borivali (East) demarcated by its boundaries of Division Konkan Village Magathane Taluka Borivali District Mumbai Suburban Pin 400092 admeasuring approximately 3,619.34 sq.mts. area being developed by M/s Incline Realty Private Limited.

1. Following technical professionals are appointed by Promoter:

- (i) Mr. Sunil Arora as Architect;
- (ii) M/s WME Consultants Pte Ltd as Structural Consultant;
- (iii) M/s TED Jacob Engineering Group Inc. (Dubai branch) as MEP Consultant
- (iv) Mr. Vijay M. Godbole as Site Supervisor



Based on Site Inspection, with respect to each of the Tower 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 Tower of the Real Estate Project as registered vide number (MahaRERA Registration Number to be generated) 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.

TABLE-A

Percentage of Work for Tower A as on 30th June 2017

S.No. (1)	Tasks/Activity (2)	% of work done (3)
1	Excavation	100%
2	3 number of Basement(s) and Plinth	100%
3	6 number of Podiums including Ground	0%
4	2 nos. of Stilt Floor	50%
5	64 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	External plumbing and external plaster, elevation, completion of terraces with waterproofing of Tower	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%

Sunil

Percentage of Work for Tower B as on 30th June 2017

S.No. (1)	Tasks/Activity (2)	% of work done (3)
1	Excavation	100%
2	3 number of Basement(s) and Plinth	100%
3	6 number of Podiums including Ground	0%
4	2 nos. of Stilt Floor	50%
5	64 number of Slabs of Super Structure	2%
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	External plumbing and external plaster, elevation, completion of terraces with waterproofing of Tower	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%

Sunil

Percentage of Work for Tower C as on 30th June 2017

S.No. (1)	Tasks/Activity (2)	% of work done (3)
1	Excavation	100%
2	3 number of Basement(s) and Plinth	100%
3	6 number of Podiums including Ground	0%
4	2 nos. of Stilt Floor	50%
5	64 number of Slabs of Super Structure	1%
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	External plumbing and external plaster, elevation, completion of terraces with waterproofing of Tower	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%

Sunil

Percentage of Work for Tower D as on 30th June 2017

S.No. (1)	Tasks/Activity (2)	% of work done (3)
1	Excavation	100%
2	3 number of Basement(s) and Plinth	100%
3	6 number of Podiums including Ground	0%
4	2 nos. of Stilt Floor	50%
5	64 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	External plumbing and external plaster, elevation, completion of terraces with waterproofing of Tower	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%

Sunil

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase

S.No. (1)	Common areas, and Facilities, Amenities (2)	Proposed (Yes/No) (3)	% of Work done (4)	Details (5)
1	Internal Roads & Footpaths.	Yes	Nil	-
2	Water Supply	Yes	Nil	-
3	Sewarage (chamber, lines, Septic Tank , STP)	Yes	Nil	-
4	Storm Water Drains	Yes	Nil	-
5	Landscaping & Tree Planting	Yes	Nil	-
6	Street Lighting	Yes	Nil	-
7	Community Buildings	Yes	Nil	-
8	Treatment and disposal of sewage and sullage water	Yes	Nil	-
9	Solid Waste management & Disposal	Yes	Nil	-
10	Water conservation, Rain water harvesting	Yes	Nil	-
11	Energy management	Yes	Nil	-
12	Fire protection and fire safety requirements	Yes	Nil	-
13	Electrical meter room, sub- station, receiving station	Yes	Nil	-
14	Others	N/A	Nil	-

Your's faithfully,



SUNIL ARORA

Architect

License No. CA/89/12741