

13-07-2022

ARCHITECT'S CERTIFICATE

To

**M/S. RELIABLE BUILDERS,
SHOP NO. 6, ARENJA CORNER, SECTOR - 17,
VASHI, NAVI MUMBAI - 400705.**

Subject : Certificate of Percentage of Completion of Construction Work of 1 No. Of Building 'BALAJI AURA' having 1 Wing of the only Phase of the Project _____ situated on the final Plot No.- 04, Sector-23, Talaja, Navi Mumbai demarcated by its boundaries 73 5 51.81 N – 19 4 13.75 E, 73 5 52.77 N – 19 4 15.05 E, 73 5 53.90 N – 19 4 14.30 E, 73 5 52.94 N – 19 4 13 E admeasuring 1949.50 sq.mts. area being developed by RELIABLE BUILDERS.

Sir,

I **Soyuz Talib** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 1 No. of Building having **1 Wing** of the only Phase of the project situated on the final **Plot No.- 04, Sector-23, Talaja, Navi Mumbai** admeasuring **1949.50 sq.mts** is being developed by **RELIABLE BUILDERS**.

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

(i) M/s Soyuz Talib Architects Pvt. Ltd. as Architect ;

(ii) M/s Structural Concept Designs Pvt. Ltd. as Structural Consultant

(iii) Mr Vikrant Kanhare 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 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

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	0 number of Basement and 1 Plinth	100%
3	1 number of Podiums	95%
4	2 Stilts (Ground floor- 10 no. Of commercial units + Car Parking, First Floor- Parking)	95%
5	21 number of Slabs of Super Structure (2 nd Floor - Green top and from 3 rd floor to terrace floor – 20 slabs of residential)	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	95%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	85%

9	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	70%
10	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,Overhead and Underground Water Tanks	70%

TABLE-B

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

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	NO	-	N/A
2.	Water Supply	YES	0%	Temporary water connection in place.
3.	Sewarage (chamber, lines, Septic Tank , STP)	YES	30%	In progress
4.	Storm Water Drains	YES	0%	-
5.	Landscaping & Tree Planting	YES	0%	In later scope of work
6.	Street Lighting	NO	-	N/A
7.	Community Buildings	YES	0%	Fitness center
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%	In progress
11.	Energy management	NO	-	N/A
12.	Fire protection and fire safety requirements	YES	0%	In progress
13.	Electrical meter room, sub-station, receiving station	YES	0%	In later scope of work
14.	Others (Option to Add more)			



Ar. Soyuz Talib.

Reg. No.: CA/94/17095