

**EN CON**

Project Consultants for
Architectural & Structural Works
Approved Valuers

G-7/8, 'D' Wing, Sethi Palace
Ambadi Road, Vasai Road (W),
Dist. Thane - 401 202.
Tel. : 0250-2336318 / 2333404
Telefax : 0250-2335033
E-mail : encon1@rediffmail.com
encon4@gmail.com

FORM 1 [see Regulation 3]

ARCHITECT'S / LICENSED ENGINEER CERTIFICATE

Date:-29-07-2017

To,
M/s.Oyster Corporation,
204, Western Edge 1,
Above Metro Mall,
Opp Magathane, Borivali (East),
Mumbai 400066.

Subject : Certificate of Percentage of Completion of Construction Work of Mohak Oyster Living 1 No. of Building / 3 Wing(s) of the [Building No.1 Wing A, B & C, as per VVMC approved plan] 1st Phase of the Project [MahaRERA Registration Number] situated on the plot bearing S.No.312 H.No.12 demarcated by its boundaries (latitude 19°21'26.04"N and longitude 72°51'22.43"E of the end points) S.No 317 to the North, 20 M/W DP road to the South, S.No.317 to the East, S.No 318 to the West of Division Konkan village Juchandra Taluka Vasai, District- Palghar, PIN 401208 admeasuring built up area A wing 2367.36 sq.mts., B wing 983.08 sq.mts., C wing 900.45 sq.mts. Total area 4250.89 sq.mts. area being developed by M/s.Oyster Corporation [VVMC file No VP - 0784].

Sir,

I Sanjay S Narang have undertaken assignment as Licensed Surveyor of certified Percentage of Completion of Construction Work 1 No. of Building / 3 Wing(s) of the [Building No.1 Wing A, B & C, as per VVMC approved plan] 1st Phase of the Project [MahaRERA Registration Number] situated on the plot bearing S.No.312 H.No.12 demarcated by its boundaries S.No 317 to the North, 20 M/W DP road to the South, S.No.317 to the East, S.No 318 to the West of Division Konkan village Juchandra Taluka Vasai, District- Palghar, PIN 401208 admeasuring built up area A wing 2367.36 sq.mts., B wing 983.08 sq.mts., C wing 900.45 sq.mts. Total area 4250.89 sq.mts. area being developed by M/s.Oyster Corporation [VVMC file No VP - 0784].

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

- i. Mr.Sanjay S.Narang of M/s.En-Con as Licensed Engineer
- ii. Mr. Hiren Tanna as Structural Consultant
- iii. M/s. ————— as MEP Consultant.
- iv. Mr. Sanjay Mehta 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.

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Building No.1 Wing 'A' TABLE-A

SR. NO	TASKS /ACTIVITY	PERCENTAGE OF WORK DONE
1.	Excavation	100 %
2.	0 number of Basement's) and 1 Plinth	100%
3.	0 number of Podiums	N/A
4.	Stilt Floor	0%
5.	11 number of Slabs of Super Structure	0%
6.	Internal Walls, Internal Plaster, Floorings within Flat/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 NOZ, 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%

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Building No.1 Wing 'A' TABLE-B

Internal and 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 & Footpaths.	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewarage (chamber,lines,Septic Tank,STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No	N/A	
8.	Treatment and disposal of sewage and sullage water.	Yes	0%	
9.	Solid Waste management & Disposal.	Yes	0%	
10.	Water conservation, Rain water harvesting,	Yes	0%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room,sub-station,receiving station.	Yes	0%	
14.	Others(Option to Add more)	-	-	



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Building No.1 Wing 'B' TABLE-A

SR. NO	TASKS /ACTIVITY	PERCENTAGE OF WORK DONE
1.	Excavation	100 %
2.	0 number of Basement's) and 1 Plinth	100%
3.	0 number of Podiums	N/A
4.	Stilt Floor	100%
5.	8 number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flat/Premises, Doors and Windows to each of the Flat/Premises.	95%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	90%
8.	Staircases, Lifts Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	90%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%
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 NOZ, 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.	60%



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Building No.1 Wing 'B' TABLE-B

Internal and 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 & Footpaths.	Yes	60%	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	60%	
4.	Storm Water Drains	Yes	60%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	60%	
7.	Community Buildings	No	N/A	
8.	Treatment and disposal of sewage and sullage water.	Yes	50%	
9.	Solid Waste management & Disposal.	Yes	0%	
10.	Water conservation, Rain water harvesting.	Yes	60%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	60%	
13.	Electrical meter room, sub-station, receiving station.	Yes	0%	
14.	Others (Option to Add more)	-	-	



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Building No.1 Wing 'C' TABLE-A

SR. NO	TASKS /ACTIVITY	PERCENTAGE OF WORK DONE
1.	Excavation	100 %
2.	0 number of Basement's) and 1 Plinth	100%
3.	0 number of Podiums	N/A
4.	Stilt Floor	100%
5.	8 number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flat/Premises, Doors and Windows to each of the Flat/Premises.	75%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	90%
8.	Staircases, Lifts Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	90%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%
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 NOZ, 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.	60%

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Building No.1 Wing 'C' TABLE-B

Internal and 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.	Yes	60%	
2.	Water Supply	Yes	0%	
3.	Sewarage (chamber, lines, Septic Tank, STP)	Yes	60%	
4.	Storm Water Drains	Yes	60%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	60%	
7.	Community Buildings	No	N/A	
8.	Treatment and disposal of sewage and sullage water.	Yes	50%	
9.	Solid Waste management & Disposal.	Yes	0%	
10.	Water conservation, Rain water harvesting,	Yes	60%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	60%	
13.	Electrical meter room, sub-station, receiving station.	Yes	0%	
14.	Others (Option to Add more)	-	-	

Thanking you,
Yours faithfully,
For En-Con

Licensed Engineer
SANJAY S. NARANG
REGISTERED ENGINEER
(Regn. No.: VVCMC/ENR/01)