

**EN CON**Project Consultants for
Architectural & Structural Works

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

VP-0784/RR-A/01

Date:-05-08-2021

FORM 1 [see Regulation 3]**ARCHITECT'S / LICENSED ENGINEER CERTIFICATE**

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 VVCMC approved plan] 1st Phase of the Project [MahaRERA Registration No:-P99000011119] 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 4250.84 sq.mts. area being developed by M/s. Oyster Corporation [VVMC VP - 0784, File No-1568].

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 of the [Building No.1 Wing A, B & C, as per VVCMC approved plan] 1st Phase of the Project situated on the plot bearing S.No.312, H.No.12; of Division - Konkan, Village - Juchandra, Taluka - Vasai, District - Palghar, Pin - 401208 admeasuring built up area Total area 4250.89 sq.mts. area being developed by M/s. Oyster Corporation [VVMC VP - 0784, File No-1568].

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	50%
5.	11 number of Slabs of Super Structure	15%
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.	10%
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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encon1@rediffmail.com**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 & Foothpaths.	Yes	0%	-
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	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)	-	-	-

May/12

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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.	100%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100%
8.	Staircases, Lifts Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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.	100%

Nan/1/2

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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.	100%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100%
8.	Staircases, Lifts Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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.	100%

Nan/12

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encon1@rediffmail.com**Building No.1 Wing 'B' & '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 & Footpaths.	Yes	90%	-
2.	Water Supply	Yes	90%	-
3.	Sewarage (chamber, lines, Septic Tank, STP)	Yes	90%	-
4.	Storm Water Drains	Yes	90%	-
5.	Landscaping & Tree Planting	Yes	90%	-
6.	Street Lighting	Yes	90%	-
7.	Community Buildings	No	N/A	-
8.	Treatment and disposal of sewage and sullage water.	Yes	90%	-
9.	Solid Waste management & Disposal.	Yes	90%	-
10.	Water conservation, Rain water harvesting,	Yes	90%	-
11.	Energy management	Yes	90%	-
12.	Fire protection and fire safety requirements	Yes	90%	-
13.	Electrical meter room, sub-station, receiving station.	Yes	90%	-
14.	Others (Option to Add more)	-	-	-

Note:- This Letter is issued subsequent to earlier letter issued by us dated 29-07-2017.

Thanking you,
Yours faithfully,
For En-Con

Licensed Engineer

SANJAY S. NARANG
REGISTERED ENGINEER
(Regn.No.VVCMC/ENGR/01)