

FORM 1
[see Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 25.07.2017

To,
M/s. Niraj Kakad Builders LLP,
1, India House, 5-F,
Tagore Road,
Santacruz (West),
Mumbai 400054

SUB: Certificate of percentage of completion of Construction work of Building / Project (**MahaRERA Registration Number applied for**) situated on the plot bearing **CTS No. F/35, Final Plot no F/35,F.P.No.594/A**, Mumbai., demarcated by its boundaries and having latitude and longitude of the end points LAT: N19°4'3.271", LON: E72°49'50.315" **to the North** LAT: N19°4'2.636", LON: E72°49'51.030" **to the South** LAT: N19°4'3.238", LON: E72°49'51.059" **to the East** LAT: N19°4'2.686", LON: E72°49'50.284" **to the West** of village Bandra at 21st Road, District Mumbai, 400050, admeasuring 393.00 sq.mts. area being developed by **M/s. Niraj Kakad Builders LLP.**

Sir,

We, **YMS Consultants Ltd.**, have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of the of the Building of the Project, situated on the plot bearing CTS No. **F/35**, Final Plot no **F/35,F.P.No.594/A** of Kokan Division admeasuring 393.00 sq.mts. area being developed by **M/s. Niraj Kakad Builders LLP.**

Following technical professionals as informed are appointed by Owner/Promoter:-

- i. Shri. Yomesh Rao of M/s. YMS Consultants Ltd. as Licensed Surveyor
- ii. M/s. Frames, Shri Furkaan Pettiwalla as Structural Consultant
- iii. M/s. Electromech Consultants, Shri Rupesh Gujrathi as MEP Consultant
- iv. Shri Vivek Desai as Site Supervisor.

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for the building of the Real Estate Project to be registered vide registration Number applied for 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 the 'Table B'.

YMS Consultants Limited

202, Shree-Prasad House, Plot no.517, 35th Road, TPS-III, Off Linking Road, Bandra (W), Mumbai-400 050, Maharashtra, India.

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Table A**Building – (Project / Building Name)**

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	90%
2.	01 Number of Plinth	0%
3.	00 Number of Podiums	N.A.
4.	Stilt Floor	0%
5.	08 Number of Slabs of Super structure	0%
6.	Internal Walls, Internal Plaster, Flooring within Flats / Premises, Doors and Window to each of the Flat / Premises	0%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0%
8.	Staircase, 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 water proofing of the Building/wing,	0%
10.	Installation of Lifts, water pumps, Firefighting fitting and Equipment as per CFO NOC, Electrical fitting 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 requirement as may be required to obtain Occupation/Completion certificate.	0%

TABLE – B**Internal & External Development work 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 and Footpaths	No	NA	
2.	Water Supply	Yes	0%	HE NOC obtained dtd. 23.10.2013.
3.	Sewerage (chamber, lines, septic Tank, STP)	Yes	0%	Chambers and lines in accordance with the drawings from MEP Consultants.
4.	Storm Water Drains	No	0%	Remarks obtained vide Dy/ChE/652/SW D/WS- dtd 17.10.2013.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
5.	Landscaping and Tree Planting	Yes	0%	Tree planting in accordance with the NOC from Tree Authority vide DySG/TA/Z-III/995 dtd 24.10.2013.
6.	Street Lighting	No	0%	N.A.
7.	Community Buildings	No	0%	N.A.
8.	Treatment and disposal of sewage and sullage water	No	0%	N.A.
9.	Solid Waste management & Disposal	Yes	0%	In accordance with the drawings from MEP Consultants. Vermiculture to be carried out.
10.	Water conservation, Rain water harvesting	Yes	0%	Rain harvesting in accordance with the details submitted to E.E.B.P. dtd. 27.09.2013.
11.	Energy Management	No	0%	N.A.
12.	Fire protection and fire safety requirements	Yes	0%	In accordance with the CFO NOC dtd.06.06.2015.
13.	Electrical meter room, sub-station, receiving station	No	0%	Space for meter panel provided in accordance to the IOD conditions dtd.19.10.2016.
14.	Others (option to add more)	~	0%	N.A.

Yours faithfully,

For, **YMS Consultants Ltd**



Yomesh Rao
LS/R-151

YMS Consultants Limited

202, Shree-Prasad House, Plot no.517, 35th Road, TPS-III, Off Linking Road, Bandra (W), Mumbai-400 050, Maharashtra, India.

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