

FORM - 1  
[See Regulation 3]  
ARCHITECT'S CERTIFICATE

Date: 02.11.2018

To,  
M/s J.R. Properties LLP,  
Shop No. 10, Ramshyam Krupa CHS,  
Bldg. No. 1 Garage Gully, Off. Tulsi pipe road,  
Dadar (w), Mumbai 400 028.

**Subject :** Certificate of Percentage of Completion of Construction Work of Development of Vishal Pantnagar Co-Op Hsg. Soc. Ltd, Building No. 126, for Construction of 1 building (MahaRERA Registration Number: \_\_\_\_\_) situated on the Plot bearing CTS No. 5662 (Pt)/Survey no 236A, at Pantnagar, Ghatkopar - E, Mumbai - 400075 demarcated by its boundaries 19d-05'-11.258" N latitude and 72d-54'-44.319" E longitude to the North, 19d-05'-10.493" N latitude and 72d-54'-43.403" E longitude to the South, 19d-05'-10.505" N latitude and 72d-54'-44.290" E longitude to the East, 19d-05'-11.211" N latitude and 72d-54'-43.370" E longitude to the West of Division Kurla, Village Ghatkopar-Kirol, Taluka Kurla, District Mumbai, PIN 400075, admeasuring 612.25 sq.mts. Area being developed by M/s. J.R. Properties LLP.

Respected Sir,

I M/s. Shilp Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 01 Building of the Vishal Pant Nagar CHS Ltd., Building No. 126, situated on the Plot bearing No./CTS No.5662 (Pt), of Division Kurla, Village Ghatkopar-Kirol, taluka Kurla, District Mumbai, Pin - 400 075 admeasuring 612.25 sq.mts. area being developed by M/s. J.R. Properties LLP.

1. Following technical professionals are appointed by Owner / Promotor:—

- (i) M/s. Shilp Associates as Architect
- (ii) M/s. Paras Consultants as Structural consultant
- (iii) M/s NA as MEP Consultant.

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.

## Architectural Algorithms

**Table A**  
Single Building [Entire Phase]

| Sr. No. | Task / Activity                                                | Percentage of work done (%) |
|---------|----------------------------------------------------------------|-----------------------------|
| 1       | Excavation                                                     | 95 %                        |
| 2       | BASEMENT PLINTH                                                | 100%                        |
|         | a. Number of Basement(s)                                       |                             |
|         | b. Number of Plinth                                            |                             |
| 3       | Number of Podiums                                              | N.A.                        |
| 4       | Stilt Floor -                                                  | 84 %                        |
| 5       | 17 number of Slabs of Super Structure                          | 58 %                        |
| 6       | Internal work                                                  | 10%                         |
| 7       | Plumbing & electrical                                          | 5%                          |
|         | a. Sanitary Fittings within the Flat/Premises,                 |                             |
|         | b. Electrical Fittings within the Flat/Premises                |                             |
| 8       | Staircase/Lifts/UG-OH tank/.....                               | 30%                         |
|         | a. Staircases                                                  |                             |
|         | b. Lifts Wells at each Floor                                   |                             |
|         | c. Lobbies at each Floor level connecting Staircases and Lifts |                             |
|         | d. Overhead and Underground Water Tanks                        |                             |
| 9       | External work                                                  | 0%                          |
|         | a. The external plumbing                                       |                             |
|         | b. External plaster                                            |                             |
|         | c. Elevation                                                   |                             |
|         | d. Completion of terraces with waterproofing of the Wing       |                             |
| 10      | Lift/fire fighting/Entrance lobby.....                         | 0%                          |
|         | a. Installation of lifts,                                      |                             |
|         | b. Water Pumps                                                 |                             |
|         | c. Fire Fighting Fittings and Equipment as per CFO NOC         |                             |
|         | d. Electrical fittings to Common Areas                         |                             |
|         | e. Compliance to conditions of environment /CRZ NOC,           |                             |
|         | f. Finishing to entrance lobby/s                               |                             |
|         | g. Plinth protection                                           |                             |
|         | h. Paving of areas appurtenant to Building/Wing,               |                             |

|  |                                                                                        |  |
|--|----------------------------------------------------------------------------------------|--|
|  | i. Compound Wall                                                                       |  |
|  | j. Other requirements as may be required to Obtain Occupation / Completion Certificate |  |

**TABLE-B**

Internal & External Development Works in respect of the registered Phase

| Sr. No. | Common areas and Facilities, Amenities             | Proposed (Yes/No) | Percentage of Work done (%) | Details              |
|---------|----------------------------------------------------|-------------------|-----------------------------|----------------------|
| 1       | Internal Roads & Footh paths                       | No                | 0                           | N.A.                 |
| 2       | Water supply                                       | Yes               | 0 %                         | Work to be started   |
| 3       | Sewerage (Chamber, lines, septic tank, STP)        | Yes               | 0 %                         | Work to be started   |
| 4       | Storm Water Drains                                 | Yes               | 0 %                         | Work not yet started |
| 5       | Landscaping & Tree Planting                        | No                | 0 %                         | N.A.                 |
| 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                  | No                | 0 %                         | N.A.                 |
| 10      | Water conservation, Rainwater harvesting           | Yes               | 0 %                         | Work to be started   |
| 11      | Energy Management                                  | No                | 0 %                         | N.A.                 |
| 12      | Fire protection and fire safety requirements       | Yes               | 0 %                         | Work not yet started |
| 13      | Electrical meter room, sub-station                 | Yes               | 0%                          | Work not yet started |
| 14      | Other (option to Add more)                         | -                 | -                           | -                    |



Yours faithfully,  
For Shilp Associates

*Vilas Dikshit*

Vilas Dikshit  
Architect & Valuer  
Regd. No.: CA/13120