

SAMIDHA RAMESH VANAGE

COA Registration No - CA/2006/37415

Date: 10th June 2021

To

Mr Akshay Suresh Thakker,
Urbania Realty LLP,
201, Plot -15,
Megor Aracade, MG Road,
Ghatkopar (E), Near Sindhuwadi,
Mumbai- 400 077

Subject: Certificate of Percentage of Completion of Construction Work of Proposed -Residential Redevelopment project under section 33/7 situated on the Plot bearing C.N. No 1849, 1/1849, 1850 & 1/1850 of Mahim Division, Shivaji Park, Dr Madhukar Raut road and Pandurang Naik marg, Dadar (W), demarcated by its boundaries: Boundaries east (plot no. 134), boundaries west (plot no. 141& 141A, Boundaries North (Pandurang Naik Road) and Boundaries south (M.B. Raut Road), village-Dadar (West), taluka-Mumbai, District-Mumbai, PIN CODE - 400028, admeasuring 1386.32sq.mts. area being developed by Mr Akshay Suresh Thakker, Urbania Realty LLP.

Sir,

I Ms. Samidha Ramesh Vanage, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Proposed Residential Redevelopment project under section 33/7 situated on the Plot bearing C.N. No 1849, 1/1849, 1850 & 1/1850 of Mahim Division, Shivaji Park, Dr. Madhukar Raut road and Pandurang Naik marg, village- Dadar (West), Taluka-Mumbai, District-Mumbai, PIN CODE-400028, admeasuring 1386.32sq.mts. of plot area being developed by Mr Akshay Suresh Thakker, Urbania Realty LLP.

1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) Ms Vikkasini Hemmadi, registration no. CA/84/8697 as Architect
 - (ii) Mr Misam Imam, registration no STR/1/7 of Thornton Tomasetti as Structural Consultant
 - (iii) Mr Sooraj Nair of Grune Designs, as MEP Consultant
 - (iv) Mr Sandeep Samel, registration no S/318/SS-1 as Site Supervisor



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Based on Site Inspection, with respect to Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for project which is single unit building 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

Building

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	01 number of Basement and 01 number of Plinth	100%
3	06 number of Podiums	100%
4	Stilt Floor	100%
5	24 number of Slabs of Super Structure	76%
6	Internal walls, Internal Plaster, Floorings within Flats/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	76%
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 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	0%



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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	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	NO	0%	
7	Community Buildings	NO	0%	
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	Demolition of existing buildings	YES	100% Of the proposed project.	

Yours Faithfully,


SAMIDHA RAMESH VANAGE
Architect
(License NO. CA/2006/37415)