

ARCHITECT'S CERTIFICATE

February 14, 2023

To,
Kosmos Developers
104, Raghunath Kripa,
Near Sabnis Hospital,
off Aarey Road, Goregoan (East),
Mumbai - 400063.

Subject : Certificate of percentage of Completion of Construction Work of 1 No. of Building of the Project (MahaRERA Registration Number) situated on the Plot bearing F.P. No.126 of T.P.S.III known as **Nandanvan C.H.S.L.**, of village Borivali, Borivali (West), Mumbai. R/Central Ward with the Boundaries Around as follows-

South Side : F.P. No. 129 of T.P.S.III Borivali, Existing School.

North Side : 18.30 m. wide L.T. Road.

West Side : F.P. No. 127 of T.P.S.III Borivali, Existing School.

East Side : F.P. No. 125 of T.P.S.III Borivali.

Total admeasuring 2305.50 sq.mts. area being developed by Kosmos Developers.

Sir,

I/We Ketan Vaidya of M/s. Ketan Vaidya Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Composite Buildings of the Project situated on the Plot bearing F.P. No.126 of T.P.S.III known as **Nandanvan C.H.S.L.**, of village Borivali, Borivali (West), Mumbai. R/Central Ward, admeasuring 2305.50 sq.mts. area being developed by M/s Kosmos Developers.

Following technical professionals are appointed by Owner / Promoter :-

- I. M/s. Ketan Vaidya Associates as Architect
- II. M/s. Ascent Structural Engineers Pvt. Ltd. as Structural Consultant
- III. M/s. Rays Consultants as MEP Consultant
- IV. Mr. Om Prakash Purohit 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.

Table A

Wing 'A' (Nandanvan CHSL) Ground(pt.) + Stilt(pt.) + 23 upper floors:-

Sr. No.	Tasks / Activity	Percentage of work done
1.	Excavation	100%
2.	1 No. of Basements & Plinths	Basement not proposed. 100% of plinth work done.
3.	Nos. of Podiums	NA
4.	1 No. Stilt Floor	100%
5.	24 Nos. of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7.	Sanitary Fittings within the Flats/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	a) Staircase : 100% b) Lift Wells : 100% c) Lobbies : 100% RCC, 100% Finishing d) Over head water tank:100% e)Underground tank : 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 NOC, Finishing to entrance lobby/s, plinth protections, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	100%

Wing 'B' (Nandanvan CHSL) Stilt + 23 upper floors:-

Sr. No.	Tasks / Activity	Percentage of work done
1.	Excavation	100%
2.	1 No. of Basements & Plinths	Basement not proposed. 100% of plinth work done.
3.	Nos. of Podiums	NA
4.	Part Stilt Floor	100%
5.	04 Nos. of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7.	Sanitary Fittings within the Flats/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	a) Staircase : 100% b) Lift Wells : 100% c) Lobbies : 100% RCC, 100% Finishing d) Over head water tank:100% e)Underground tank : 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 NOC, Finishing to entrance lobby/s, plinth protections, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	100%

Table B

Internal & 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	No	NA	NA
2.	Water Supply	Yes	100%	Bore well water available. Water supply from MCGM will be available on OCC.
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	Drainage work Completed
4.	Storm Water Drains	Yes	100%	Ground Development work Completed on site
5.	Landscaping & Tree Planting	No	NA	NA
6.	Street Lighting	Yes	100%	Existing street Light Poles available at Plot boundary
7.	Community Buildings	No	NA	NA
8.	Treatment and disposal of sewage and sullage water	Yes	100%	Treatment plant not proposed. Drainage will be connected to MCGM drainage system
9.	Solid Waste management & Disposal	No	NA	NA
10.	Water conservation, Rain water harvesting	Yes	100%	Rain water harvesting completed.
11.	Energy management	No	NA	NA

12.	Fire protection and fire safety requirements	Yes	100%	Fire Fighting system completed as proposed in CFO NOC.
13.	Electrical meter room, sub-station. Receiving station	Yes	100%	Construction of meter room completed at ground floor level not started.
14.	Aggregate area of recreational Open Space :	No.	NA	NA
15.	Open Parking :	No	NA	NA

Yours faithfully,

FOR KETAN VAIDYA ASSOCIATES

KETAN VAIDYA
ARCHITECT
CA/93/15727