

FORM 1 [Regulation 3]

J5169/RERA/JPN2A2D/C01/07/2017

21st July 2017

To
Skylark Realtors Private Ltd.,
4th Floor, Viraj Towers, Andheri East,
Western Express Highway,
Near WEH Metro Station
Mumbai - 400093.

Subject : Certificate of Percentage of Completion of Construction Work of the building "JP North Estella" of the Rera Real Estate Project [Maha RERA Registration Number- Applied for] "JP North Estella" being developed by Skylark Realtors Private Ltd, admeasuring approximately 6061.68 sq.mts, demarcated by its boundaries (latitude and longitude of the end points) 19° 16' 56.88" N, 72° 53' 13.36" E to the North 19° 16' 54.05" N, 72° 53' 13.90" E to the South 19° 16' 55.85" N, 72° 53' 15.62" E to the East 19° 16' 54.41" N, 72° 53' 10.91" E to the West, situated on the Plot bearing Survey / Hissa No. 24/3 (pt.), of Village Ghodbundar, Taluka - Thane, District - Thane, PIN - 401107.

Sir,

I, Rajesh Khandeparkar (M/s. URBDES) have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of the building "JP North Estella" of the Rera Real Estate Project "JP North Estella", being developed by Skylark Realtors Private Ltd, admeasuring approximately 6061.68 sq.mts, situated on the Plot bearing Survey / Hissa No. 24/3 (pt.), of Village Ghodbundar, Taluka - Thane, District - Thane, PIN - 401107.

1. Following technical professionals are appointed by Owner / Promoter:-

1. Shri Rajesh Khandeparkar (M/s. URBDES) as Licensed Surveyor.
2. Shri Umesh Joshi (M/s.- J+W Structural Consultants LLP) as Structural Consultant
3. Shri Birju Patel (M/s. MEP Consulting Engineers) as MEP Consultant
4. Shri Anil Nalawade as Site Supervisor
5. Shri Tushar Lad as Engineer / QS for RERA Certification.

Based on Site Inspection, with respect to the aforesaid "JP North Estella" Real Estate Project, I certify that as on 20th July 2017, the Percentage of Work done for the "JP North Estella" of the Real Estate Project as 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 Table B.



Table A
"JP North Estella"

S.N	Description of Task Activity of Said Project	Wing A	Wing B	Wing C	Wing D	Average
1	Excavation	95%	95%	95%	95%	95%
2	Plinth	34%	34%	34%	34%	34%
3	2 number of Podiums	67%	67%	67%	67%	67%
4	Stilt Floor	100%	100%	100%	100%	100%
5	21 number of slabs of Superstructure	15%	10%	5%	5%	8%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises					1%
a	Internal walls	11%	7%	4%	4%	
b	Internal plaster (Gypsum & cement plaster)	0%	0%	0%	0%	
c	Flooring	0%	0%	0%	0%	
d	Doors	0%	0%	0%	0%	
e	Windows	0%	0%	0%	0%	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises					0%
a	Plumbing works inside the flat	0%	0%	0%	0%	
b	CP/Sanitary fixing within the flat	0%	0%	0%	0%	
c	Electrical works inside the flat	0%	0%	0%	0%	
d	Electrical fittings inside the flat	0%	0%	0%	5%	
8	Finishing of Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks					0%
a	Staircase Finishes	0%	0%	0%	9%	
b	Lift wells Finishes	0%	0%	0%	0%	
c	Lift lobby Finishes	0%	0%	0%	0%	
d	Overhead tank	0%	0%	0%	0%	
e	Underground tank	0%	0%	0%	0%	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing					0%
a	External plumbing	0%	0%	0%	0%	
b	External plaster	0%	0%	0%	0%	
c	Elevation- External painting	0%	0%	0%	0%	
d	Terraces WP	0%	0%	0%	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%
a	Installation of lifts	0%	0%	0%	0%	
b	Water pumps	0%	0%	0%	0%	

Signature

c	Fire fighting	0%	0%	0%	0%
d	Electrical fittings in common area	0%	0%	0%	0%
e	Entrance lobby	0%	0%	0%	0%
f	Compound wall	0%	0%	0%	0%
g	Finishes of Stilts	0%	0%	0%	0%
g	Finishes of Podium	0%	0%	0%	0%

TABLE-B

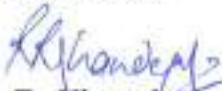
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common and Amenities	areas Facilities,	(Yes/No)	Average	Remark
1	Internal Roads & Footpath		Yes	0%	
2	Water Supply		Yes	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)		Yes	0%	
a		Chambers	Yes	0%	
b		Lines	Yes	0%	
c		Septic tank	No	NA	
d		STP	Yes	0%	
4	Storm Water Drains		Yes	0%	
5	Landscaping & Tree Planting		Yes	0%	
6	Street Lighting		Yes	0%	
7	Community Buildings		Yes	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%	
a		Meter room	Yes	0%	
b		Sub-station	Yes	0%	
c		Receiving station	No	NA	
14	Aggregate area of recreational open space		Yes	0%	

R. Sundar

15	Open Parking	Yes	0%	
16	Covered car parking	Yes	0%	

Yours Faithfully
For URBDES


(R. R. Khandeparkar)
(License No. 4306/2016-17 dated 02.01.2017)