

ULHAS PAGNIS  
G.D. ARCH.A.I.A

**PAGNIS & PAGNIS**  
**ARCHITECTS, DESIGNERS & PLANNING CONSULTANTS**

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RAJENDRA PAGNIS  
G.D. ARCH.A.I.A

Date: 20/04/2022

**FORM 1**  
**ARCHITECT'S CERTIFICATE**

To,  
M/s. V M HOMES Pvt. Ltd,  
C-3,Commerce House,  
140 Nagindas Master Road,  
Fort, Mumbai, 400023.

**Subject :** Certificate of Percentage of Completion of Project No P51900018338 ,Project Name : Shree Sammet Shikhar Heights Construction Work of Proposed redevelopment of property bearing C. S. No. 4/152,5/152 & 17/152 of Tardeo Division, Building No.13,11 & 6A Known as Shedhnaz Manzil & Haji Ebrahim Latif Charitable Trust and Ebrahim Manish , D – South Ward, Mahila Patel Agiari Lane, Balaram Street, Grant Road€ Mumbai-400 007. Under D.C Regn 33(7) admeasuring the total area of the plot is 846.160 Sq mt. as per P.R card and asper site Survey is 831.897 Sq mt. being developed by M/s. V M. Homes Pvt Ltd. and demarcated by its boundaries as follows.

North : CTS. No. 6/152  
South : CTS. No. 3/152 & Jamshedji Petit Street  
East : CTS. No. 11/152,20b/152 & 151  
West : CTS. No. Mahila Patel Agairy Street

Sir,

I Shri Rajendra Pagnis of Pagnis & Pagnis have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Proposed redevelopment of property bearing C. S. No. 4/152,5/152 & 17/152 of Tardeo Division, Building No.13,11 & 6A Known as Shedhnaz Manzil & Haji Ebrahim Latif Charitable Trust and Ebrahim Manish , D – South Ward, Mahila Patel Agiari Lane, Balaram Street, Grant Road€ Mumbai-400 007. Under D.C Regn 33(7) admeasuring the total area of the plot is 846.160 Sq mt. as per P.R card and as per site Survey is 831.897 Sq mt. being developed by M/s. V M. Homes Pvt Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
- (i) Shri Rajendra Pagnis as Architect :
  - (ii) Shree Niyaz A. Hanware ( M/s. Hanware Consultants ) as Structural Consultant.
  - (iii) N. A..... as MEP Consultant.
  - (iv) Mr. Zainuddin H. Tole Consultants 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 Proposed Building of the Real Estate Project to be registered 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**

| Sr. No. | Tasks / Activity                                       | Rehab Wing A | Sale Wing B |
|---------|--------------------------------------------------------|--------------|-------------|
| 1       | Excavation                                             | 100 %        | 100%        |
| 2       | Plinth                                                 | 100%         | 100%        |
| 3       | Stilt Floor                                            | 90%          | 90%         |
| 4       | 23 number of Slabs of Super structure for Rehab Wing A | 100%         | 100%        |
| 4A      | 23 number of Slabs of Super structure for Sale Wing B  | 100%         | 100%        |

|    |                                                                                                                                                                   |      |      |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|
| 6  | Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat / Premises.                                                                      | 75%  | 75%  |
| 7  | Staircase, Lifts Wells and Lobbies at each Floor Level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                     | 100% | 100% |
| 8  | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building.                                                 | 97%  | 90%  |
| 9  | Installation of Lifts, water pumps, fire fittings and equipment as per CFO NOC, Electrical Fittings to common areas, mechanical equipment.                        | 80%  | 80%  |
| 10 | Compliance of conditions of Environment / CRZ NOC                                                                                                                 | N.A. | N.A. |
| 11 | Finishing of entrance lobby                                                                                                                                       | 50%  | 60%  |
|    | Plinth protection, Paving of areas apartment to building compound wall & all other requirements as may be required to obtain occupation / completion certificate. | 75%  | 65%  |

**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                  | N.A.                    |         |
| 2       | Water Supply                                       | YES                 | 90%                     |         |
| 3       | Sewerage ( Chamber, Lines)                         | YES                 | 90%                     |         |
| 4       | Storm Water Drain                                  | YES                 | 70%                     |         |
| 5       | Landscaping & Tree Planting                        | NO                  | N.A.                    |         |
| 6       | Street Lighting                                    | NO                  | N.A.                    |         |
| 7       | Community Buildings                                | NO                  | N.A.                    |         |
| 8       | Treatment and disposal of sewage and sullage water | NO                  | N.A.                    |         |
| 9       | Solid Waste management & disposal                  | YES                 | 0%                      |         |
| 10      | Water conservation, rain water harvesting          | YES                 | 0%                      |         |
| 11      | Energy management                                  | NO                  | N.A.                    |         |
| 12      | Fire protection and fire safety requirements       | YES                 | 65%                     |         |
| 13      | Electrical meter room , sub-station                | YES                 | 90%                     |         |
| 14      | Others ( Option to add more )                      | ---                 | N.A.                    |         |

**Thanking you.**

Yours Faithfully,

For,

**PAGNIS & PAGNIS**

**RAJENDRA PAGNIS,**

( Architect ).

Lic. No. CA/91/14083

Date:20/4/2022