

FORM 1
[see Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 25.07.2017

To,
M/s. Karmvir Intelligent Housing Pvt. Ltd.,
Unit No.608, 6th Floor,
The Capital, Plot No.C-70, G Block,
A Wing, Behind ICICI Bank,
BKC, Bandra-E,
Mumbai 400051

SUB: Certificate of percentage of completion of Construction work of Building / Project '**Jalan Niwas**' (MahaRERA Registration Number applied for) situated on the plot bearing **CTS No 568, 568/1 to 568/15**, Mumbai., demarcated by its boundaries and having latitude and longitude of the end points **LAT: N19° 11' 07.38"**, **LON: E72° 50' 42.36"** to the North **LAT: N19° 11' 06.36"**, **LON: E72° 50' 42.08"** to the South **LAT: N19° 11' 06.41"**, **LON: E72° 50' 42.59"** to the East **LAT: N19° 11' 06.71"**, **LON: E72° 50' 41.67"** to the West of village Dindoshi, District Mumbai Suburban, PIN 400064, admeasuring **1133.20** sq.mts., area being developed by **M/s KARMVIR INTELLIGENT HOUSING PRIVATE LTD'**.

Sir,

We, **YMS Consultants Ltd**, have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Project '**Jalan Niwas**' situated on Plot bearing **CTS No 568, 568/1, 568/15** admeasuring total plot area of about **1133.2** Sq. Mtr. area being developed by '**M/ s KARMVIR INTELLIGENT HOUSING PRIVATE LIMITED.**'

Following technical professionals as informed are appointed by Owner/Promoter:-

- i. Shri. Yomesh Rao of M/s. YMS Consultants Ltd. as Licensed Surveyor
- ii. Associated Consultant Engineers as Structural Consultant
- iii. M/s. Techno Focus Consultant as MEP Consultant
- iv. Shri. Lalit G. Mahajan 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 building of the Real Estate Project to be registered vide registration Number applied for as '**Jalan Niwas**' 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 the 'Table B'.

Table A

Building – (Project / Building Name)		
Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	80%
2.	01 Number of Plinth	70%
3.	00 Number of Podiums	N.A.
4.	Stilt Floor	N.A.
5.	08 Number of Slabs of Super structure	37.5%
6.	Internal Walls, Internal Plaster, Flooring within Flats / Premises, Doors and Window to each of the Flat / Premises	20%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	0%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, overhead and underground water tanks	25%
9.	The External Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/wing,	0%
10.	Installation of Lifts, water pumps, Firefighting fitting and Equipment as per CFO NOC, Electrical fitting 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 requirement as may be required to obtain Occupation/Completion certificate.	0%

TABLE – B**Internal & External Development work 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 and Footpaths	No	NA	NA
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	Work under process
5.	Landscaping and Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	Work under process
7.	Community Buildings	Yes	0%	
8.	Treatment and disposal of sewage and sullage water	Yes	0%	

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
9.	Solid Waste management & Disposal	Yes	0%	
10.	Water conservation, Rain water harvesting	No	NA	
11.	Energy Management	No	NA	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	10%	
14.	Others (option to add more)	No	0%	

Yours faithfully,

For, **YMS Consultants Ltd**


Yomesh Rao
LS/R-151