

ULHAS KSHIRSAGAR & ASSOCIATES

ARCHITECT & INTERIOR DESIGNER

73, 1st Floor, Shiv Anand Udyog Sankul, L. B. S. Marg, Thane (W) - 400 601.

M : 98200 95824 email : ulhas1967@gmail.com

FORM 1

ARCHITECT CERTIFICATE

Date : 24/07/2017

To,
M/s. Aditya Developers,
Office No. 114, A-2, Kailash Complex,
LBS Road, Bhandup(W),
Mumbai-400 078

Sub : Certificate of Percentage of completion of Construction work of your development Project "ADITYA APARTMENTS", Building B wing-1 and Wing-2 (having MAHARERA Registration Number as) situated on plot bearing S. No. 89, H. No. 18, situate, lying and being at Village:- Bapsai, Taluka Kalyan, District Thane, demarcated by its boundaries (Latitude and Longitude of the end points) 19°16'21.25" to the North & 73°15'45.66" to the East of village -Bapsai, Taluka Kalyan, District Thane, admeasuring 1500.45Sq.Mtrs. area being developed by M/s. Aditya Developers.

Sir,

We, Ulhas Kshirsagar & Associates have undertaken assignment as Architect of Certifying Percentage of Completion of Construction work of "ADITYA APARTMENTS", Building B, Wing 1 and Wing 2 of the Project, situated on plot bearing S. No. 89, H. No. 18, situate, lying and being at Village :- Bapsai,, Taluka Kalyan, District Thane, admeasuring 1500.45 Sq.Mtrs. area being developed by M/s. Aditya Developers.

1. Following Technical Professionals are appointed by Promoter : -
 - a. M/s. Ulhas Kshirsagar & Associates as Architect
 - b. M/s. E-Struct Consultancy P. Ltd.- Mr. Pankaj Kulkarni as Consulting Engineer as Structural Consultant
 - c. Mr. Datta D. Bhagat as Site supervisor

Based on Site Inspection, with respect to each 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 is executed with respect to each of the activity of the entire phase is detailed in Table B.

U. K. Kshirsagar

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TABLE -A

Sr. No.	Tasks / Activity	Proposed	% of completion	
1.	Excavation	Yes	100.00%	-
2.	Number of Basements	No	N.A.	-
3.	Number of Plinth	1	100.00%	-
4.	Number of Podiums	No	N.A.	-
5.	Stilt Floor	1	100.00%	-
6.	Number of Slab of Super Structures	5	100.00%	-
7.	Internal Walls, Internal Plaster, Floorings within Flat/Premises, Doors and Windows to each Flat/ Premises		100.00%	-
8.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat / Premises	Yes	100.00%	-
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead & Underground Water Tanks	Yes	100.00%	-
10.	The external Plumbing & External Plaster, Elevation, Completion of Terraces with Waterproofing of the Building / Wing	Yes	100.00%	-
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipments 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 Certificate / Completion Certificate.	Yes	0.00%	
12	Overall Percentage of Completion of the work done for the entire Building / Wing		95.00%	

U. K. Kishore

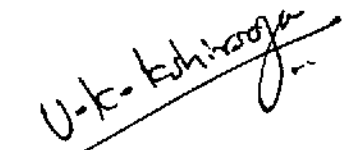
TABLE -B

Development work status				
Sr. No.	Common Area & Facilities, Amenities	Proposed	% of completion	Details
1.	Internal Road & Footpaths	Yes	N.A.	—
2.	Water supply	Yes	0.00%	—
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	100.00%	—
4.	Storms water drains	Yes	N.A.	—
5.	Landscaping & Tree Planting	Yes	100.00%.	—
6.	Street Lighting	Yes	0.00%	—
7.	Community buildings	Yes	100.00%	—
8.	Treatment & Disposal of sewerage sullage water	Yes	0.00%	—
9.	Solid Waste Management and Disposal	No	N.A.	—
10.	Water Conservation, Rain Water Harvesting	Yes	60%	—
11.	Energy Management	Yes	0.00%	—
12.	Fire protection and fire safety requirements	Yes	0.00%	—
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0.00%	—
14.	Aggregate area of recreational Open Space and Open Parking	Yes	100%.	—

U. K. Kashinaga

• PROJECT DETAILS		
1.	BUA as per Approved FSI [in sq mtrs]	1500.45 Sq.Mtrs.
2.	BUA as per Proposed FSI [Proposed but not sanctioned][in sq mtrs]	0
3.	Total FSI	1500.45 Sq.Mtrs.
4.	Aggregate Area [in sq. mtrs] of Recreational Open Space	928.18
5.	Sanctioned Buildings Count	2 no.
6.	Proposed but not Sanctioned Buildings Count	4
7.	Total Buildings Count	7 no.
8.	No. of Basements	N.A.
9.	No. of Plinths	2 no.
10.	No. of Podiums	0
11.	No. of Slabs of Super Structure	5 nos.
12.	No. of Stilts	2 no.
13.	No. of Open Parking	8
14.	No. of Closed Parking	0 nos.
15.	Aggregate carpet area of apartment [in sq mtrs]	Comm. :- Sq.Mtrs. Resi. :- 1325 Sq.Mtrs. (Excluding Enclosed Balcony & Cupboard Area)
16.	Proposed no. of Apartments	36 nos.
• Name, Address, Licence No., Phone No. of Architect		M/s. Ulhas Kshirsagar & Associates 73, first floor, Shiv anand udyog sankul, agra road, Thane (W) -2. Licence No. - CA/95/18547 Phone No. - 9820095824

**Yours Faithfully,
For M/s. Ulhas Kshirsagar & Associates**


Ar. Ulhas kshirsagar
(Lic. No. CA/95/18547)