



SHAH GATTANI CONSULTANTS

Divyesh Shah

Architect

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 : 18.07.2017

To
M/s. BACHARJ DEVELOPERS
1st Fl. , D-Block, Shri. Sitaram Sadan,
276, Shamaldas Gandhi Marg, Princess
Street, Mumbai-400002.

**Subject : Certificate of Percentage of Completion of Construction Work of 3 No. of
Building(s)/ 6 Wing(s) of the project Bachraj Landmark [MahaRERA
Registration Number] situated on the Plot bearing ON New S. No.5,5B,5F,5G,
5D, at Village: Dongre, Virar (W). demarcated by its boundaries latitude &
longitude of the end points)**

to the North :19.472022N, 72.807482E

to the South :19.471228N, 72.807268E

to the East :19.471315N, 72.808085E

to the West :19.471556N, 72.806619E

of Division Konkan, Taluka:Vasai, District: Palghar, PIN : 401-303
admeasuring Land Area with appurtant open space 9134.06 sq.mts. being
developed by M/s. BACHRAJ DEVELOPERS.

Sir,

I **Divyesh Shah** have undertaken assignment as an Architect of certifying
Percentage of Completion of Construction Work of the 3No. of Building(s) / 6
Wing(s) of the Project Bachraj Landmark , situated on the plot bearing S. No.
5,5B,5F,5G,5D, at Village:Dongre, Virar (W) . of Division Konkan Village. **VVCMC**,
Taluka:Vasai, District:Palghar, Pin: 401-303. admeasuring Area **with appurtant
open space 9134.06 sq.mts.** being developed by M/s. BACHRAJ DEVELOPERS.

1. Following technical professionals are appointed by Promoter :-

- | | | |
|-------|--------------------|--------------------------|
| (i) | Shri. Divyesh Shah | as an Architect |
| (ii) | Shri. Anil Gattani | as Structural Consultant |
| (iii) | Shri. Syed Osman. | 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 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

AVENUE-L3 (WING- A & B)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	___1___ number of Basement(s) and Plinth	100%
3	___1___ number of Podiums	100%
4	Stilt Floor	100%
5	___15___ number 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 Flat/Premises, Electrical Fittings within the Flat/Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	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 protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	50%

AVENUE -L3 (WING- C & D)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	___1___ number of Basement(s) and Plinth	100%
3	___1___ number of Podiums	100%
4	Stilt Floor	100%
5	___15___ number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	75%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	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 protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	50%

AVENUE-L3 (WING- E & F)

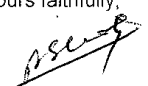
Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	___1___ number of Basement(s) and Plinth	100%
3	___1___ number of Podiums	100%
4	Stilt Floor	100%
5	___15___ number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	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 protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	50%

TABLE-B

Internal & External Development Works 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 & Footpaths	No		
2.	Water Supply	No		Connection From Globalcity Pending
3.	Sewerage (chamber, lines, Septic Tank , STP)	No		Connection From Globalcity Pending
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	25%	
6.	Street Lighting	No		
7.	Community Buildings	No.		
8.	Treatment and disposal of sewage and sullage water	No		
9.	Solid Waste management & Disposal	No		
10.	Water conservation Rain water harvesting.	yes	75%	
11.	Energy management	No		
12.	Fire protection and Fire safety requirements	yes	50%	
13.	Electrical meter room, sub-station, Receiving station.	yes	100%	Connection From Globalcity
14.	Other (Option to add more.)	No		

Yours faithfully,


(DIVYESH SHAH)
(CA/81/6322)