

SATISH V. AHUJA
AND ASSOCIATES
ARCHITECTS & DESIGNERS

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: 31.12.2021

Ref: NP/Khopoli/RERA/09/983

To,

M/s. Neelkanth Properties

F-408, Tower-II, Seawoods Grand Central,

Plot No. R-1, Sector -40, Nerul Node, Seawoods Railway Station, Navi Mumbai – 400706.

Subject: Certificate of Percentage of Completion of Construction Work for 4 No. of Buildings **Bhagirathi , Kalindi , Indravati & Saryu. of NEELKANTH VALLEY- II** (MahaRERA Registration Number P52000016470) situated on the C.T.S. No.2754 C, Survey No. 41, At Mauje Vihari (Khopoli), demarcated by its boundaries 18 47 23.98 – 73 20 57.49 , 18 47 21.94 – 73 20 57.15 , 18 47 19.69 – 73 20 59.06 , 18 47 20.59 – 73 20 59.91 , of Taluka- Khalapur , Dist. Raigad, Maharashtra Admeasuring Approx 9747.00 sq. mts. area being developed by M/s. Neelkanth Properties.

Dear Sir,

I, **Mr. Satish V Ahuja** have undertaken assignment as an Architect of certifying Percentage of Completion of Construction Work for 4 No. of Buildings (Bhagirathi, Kalindi, Indravati & Saryu) of **NEELKANTH VALLEY-II**, situated on C.T.S. No.2754 C, Survey No. 41, At Mauje Vihari (Khopoli), Taluka- Khalapur , Dist. Raigad, Maharashtra Admeasuring Approx 9747.00 sq. mts. area being developed by **M/s Neelkanth Properties**.

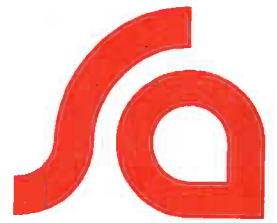
Following technical professionals are appointed by Owner/Promoter: -

- 1) **Mr. Satish V Ahuja** as an Architect.
- 2) **M/s. Structural Concept Design pvt limited** as Structural Consultant.
- 3) **M/s Tony Electrical** as Electrical Consultant.
- 4) **Mr. Vithal B. Bhuvra** as Plumbing Consultant.
- 5) **Ms Om Sai fire protection** as fire Consultant.
- 6) **Mr. Niranjana Shendge** as Site Engineer

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 as registered vide number applied 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.



S. V. Ahuja



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Document for MahaRERA Registration

M/s. Neelkanth Properties

C.T.S. No. 2754 C, Survey No. 41, At Mauje Vihari,
(Khopoli), Taluka- Khalapur, Dist. Raigad, Maharashtra.

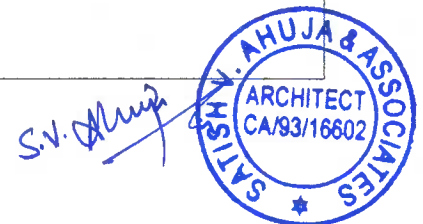
Date: 31.12.2021

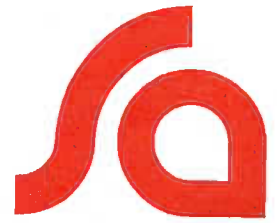
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TABLE -A

Building Name - Bhagirathi

SR. NO	TASKS/ACTIVITY	Percentage of work done
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	0 number of Podiums	NA
4.	Stilt Floor	100%
5.	13 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	85%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	15%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts, overhead and underground water tanks.	95%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing.	80%
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 requirements as may be required to obtain Occupation /Completion Certificate.	Not Started





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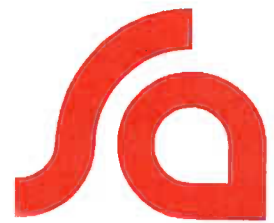
TABLE -A

Building Name – Kalindi

SR. NO	TASKS/ACTIVITY	Percentage of work done
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	0 number of Podiums	N.A.
4.	Stilt Floor	100%
5.	13 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	100%
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.	100%

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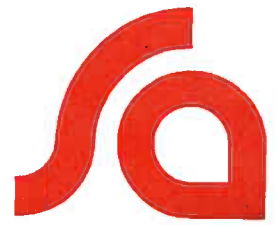
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TABLE -A
Building Name – Indravati

SR. NO	TASKS/ACTIVITY	Percentage of work done
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	0 number of Podiums	NA
4.	Stilt Floor	100%
5.	13 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	100%
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 requirements as may be required to obtain Occupation /Completion Certificate.	100%





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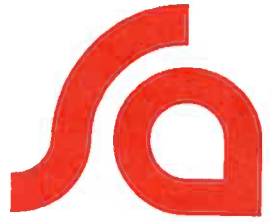
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TABLE -A
Building Name -Saryu

SR. NO	TASKS/ACTIVITY	Percentage of work done
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	0 number of Podiums	N.A.
4.	Stilt Floor	100%
5.	13 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	85%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	15%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts, overhead and underground water tanks.	85%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing.	80%
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.	Not Started

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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	DEATILS
1.	Internal roads and footpaths	Yes	40%	To be provided by Applicant
2.	Water supply	Yes	0%	To be provided by KMC
3.	Sewerages (chamber, lines, septic tank, STP)	Yes	30%	To be provided by Applicant
4.	Storm Water Drains	Yes	30%	-----
5.	Landscaping & Tree Planting	Yes	50%	To be provided by Applicant
6.	Street Lighting	Yes	0%	To be provided by KMC
7.	Community Buildings	Yes	0%	----NA----
8.	Treatment and disposal of sewage and sullage water	Yes	0%	----NA----
9.	Solid waste management and disposal	Yes	0%	To be provided by KMC
10.	Water conservation, Rain water harvesting	Yes	10%	To be provided by Applicant
11.	Energy management	Yes	0%	----NA----
12.	Fire protection and fire safety requirements	Yes	20%	To be provided by Applicant
13.	Electrical meter room, sub-station, receiving station	Yes	25%	To be provided by Applicant
14.	Aggregate area of recreational open space	Yes	30%	To be provided by Applicant
15.	Open Parking	Yes	25%	To be provided by Applicant
16.	Others (option to add more)	--	--	--

Thanking You,
Yours Sincerely,

S.V. Ahuja
SATISH V. AHUJA
ARCHITECT
CA/93/16602

