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**V.S.VAIDYA &
ASSOCIATES**

LICENSED ENGINEER & STRUCTURAL ENGINEERS

437, HIND RAJASTHAN BUILDING, DADASAHEB PHALKE ROAD, DADAR (E), MUMBAI 14

FORM 1 [Regulation 3]

J5181/RERA/C01/07/2017

24th July 2017

To
JP Infra (Mumbai) Pvt. Ltd.,
4th Floor, Viraj Towers, Andheri East,
Western Express Highway,
Near WEH Metro Station
Mumbai - 400093.

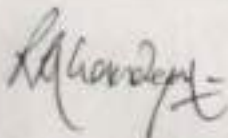
Subject : Certificate of Percentage of Completion of Construction Work of the building "JP Decks" of the Rera Real Estate Project [Maha RERA Registration Number- Applied for] "JP Decks" being developed by JP Infra (Mumbai) Pvt. Ltd, admeasuring approximately 13,604.00 sq.mts, demarcated by its boundaries (latitude and longitude of the end points) 19°10'37.20"N, 72°52'3.15"E to the North 19°10'32.60"N, 72°52'7.62"E to the South 19°10'34.25"N, 72°52'9.21"E to the East 19°10'32.74"N, 72°52'4.60"E to the West, situated on the Plot bearing Survey No. 267, Hissa No. 1/1 (pt.), CTS No. 610A/1A/1B & CTS No. 610/1A/1A (pt.) of Village Malad - East, Taluka - Borivali, District - Mumbai Suburban - 400097.

Sir,

I, Rajesh Khandeparkar have undertaken assignment as Licensed Surveyor for certifying Percentage of Completion of Construction Work of the building "JP Decks" of the Rera Real Estate Project "JP Decks", being developed by JP Infra (Mumbai) Pvt. Ltd, admeasuring approximately 13,604.00 sq.mts, situated on the Plot bearing Survey No. 267, Hissa No. 1/1 (pt.), CTS No. 610A/1A/1B & CTS No. 610/1A/1A (pt.) of Village Malad - East, Taluka - Borivali, District - Mumbai Suburban - 400097.

1. Following technical professionals are appointed by JP Infra (Mumbai) Pvt. Ltd.
Owner / Promoter:-

- i. Shri Sanjay Neve (M/s. Wesymor+ Consultants Pvt. Ltd.) as Architect
- ii. Shri Umesh Joshi (M/s.- J+W Structural Consultants LLP) as Structural Consultant
- iii. Shri Vinod Menon (M/s.- Hydro Mechanical Consultants) as MEP Consultant
- iv. Shri Nivrutti Dalavi as Site Supervisor
- v. Shri Tushar Lad as Engineer / QS for RERA Certification.



Based on Site Inspection as well as reports issued by the above professionals, with respect to the aforesaid "JP Decks" Real Estate Project, I certify that as on the 18.7.2017, the Percentage of Work done for the building "JP Decks" of the Real Estate Project as applied for 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 Table B.

Table A
"JP Decks"

S.N	Description of Task Activity of Said Project	Percentage of work done	Percentage of work done
1	Excavation		100%
2	1 number of basement(s) and Plinth – RCC		100%
3	4 number of Podiums – RCC		83%
4	Stilt Floor – RCC		59%
5	40 number of slabs of Superstructure		96%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		37%
a	Internal walls (Blockwork)	77%	
b	Internal plaster (Gypsum & cement plaster)	65%	
c	Flooring	22%	
d	Doors	19%	
e	Windows	2%	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises		18%
a	Plumbing works inside flats	33%	
	CP / Sanitary fittings within the flat	0%	
b	Electrical works inside flats	21%	
8	Finishes of Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks		23%
a	Staircase finishes	0%	
b	Lift well finishes	40%	
c	Lift lobby finishes	5%	
d	Overhead tank	0%	
e	Underground tank	70%	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing		26%
a	External plumbing	19%	
b	External plaster	65%	
c	Elevation- External painting	19%	

Signature

D	Terraces WP	0%	
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.		
a	Installation of lifts	15%	11%
b	Water pumps	0%	
c	Fire fighting	33%	
d	Electrical fittings in common area	0%	
e	Electro mechanical equipment's	0%	
f	Entrance lobby	0%	
g	Compound wall	38%	
h	Finishing of Podiums, Basement & Stilt	0%	

TABLE-B

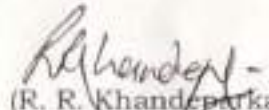
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0%	
2	Water Supply	Yes	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)		23%	Ongoing
a	Chambers	Yes	0%	
b	Lines	Yes	0%	
c	Septic tank	No		
d	STP	Yes	70%	Ongoing
4	Storm Water Drains	Yes	28%	Ongoing
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	No	NA	NA
8	Treatment and disposal of sewage and sullage water	Yes	23%	Ongoing
9	Solid Waste management & Disposal	Yes	0%	
10	Water conservation, Rain water harvesting	Yes	65%	Ongoing
11	Energy management	Yes	0%	

Rd. Gundept

12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub-station, receiving station		10%	Ongoing
a	Meter room	Yes	20%	Ongoing
b	Sub-station	Yes	0%	
c	Receiving station	No	NA	NA
14	Aggregate area of RG	Yes	0%	
15	Covered Car Parking	Yes	0%	
16	Swimming Pool	Yes	0%	
17	Fitness Centre	Yes	0%	
18	Kids Play Area	Yes	0%	
19	Amphitheatre	Yes	0%	
20	DG Set	Yes	0%	
21	Drivers' Toilet	Yes	0%	
22	Car-washing Facility	Yes	0%	

Yours Faithfully
For V. S. Vaidya & Associates


(R. R. Khandeparkar)
L.S (License No. K/399/LS)