

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: 5th July 17

To

M/s. Kalpataru Gardens Pvt. Ltd.,
101, Kalpataru Synergy,
Opp. Grand Hyatt,
Santacruz (East), Mumbai 400055.

Subject: Certificate of Percentage of Completion of Construction Work of Wing B known as Kalpataru Crest B, which is defined as the Project [Maha RERA Registration_ Number] situated on the Plot bearing C.T.S. No. 283A (Pt), demarcated by its boundaries 19°9'25.14" N, 72° 56'22.78"E to the North, 19° 9'24.00" N, 72° 56'22.82"E to the South, 19° 9'24.60" N, 72° 56'23.56"E to the East, 19°9'24.58" N, 72° 56'21.96"E to the West of Division Konkan, Village Bhandup, Taluka Kurla, District Mumbai Suburban, PIN 400078, admeasuring 741 sq.m area being developed by Kalpataru Gardens Pvt. Ltd.

Sir,

I Keyur Ved, have undertaken assignment as a Licensed Surveyor of certifying the Percentage of Completion of Construction Work of Wing B known as Kalpataru Crest B, defined as the Project, situated on the Plot bearing C.T.S. No. 283A (Pt), demarcated by its boundaries 19°9'25.14" N, 72° 56'22.78"E to the North, 19° 9'24.00" N, 72° 56'22.82"E to the South, 19° 9'24.60" N, 72° 56'23.56"E to the East, 19°9'24.58" N, 72° 56'21.96"E to the West of Division Konkan, Village Bhandup, Taluka Kurla, District Mumbai Suburban, PIN 400078, admeasuring 741 sq.m area being developed by Kalpataru Gardens Pvt. Ltd.

The Promoter has furnished to the undersigned the following:

1. The details of the project wrt the building as mentioned in the subject matter and uploaded on the Maha RERA website.
2. The details of the approved plans and the projected maximum future potential as envisaged by them which is also uploaded by them on the Maha RERA website
3. The details of the estimated quantity and the executed quantity for each item as required to be provided in the Table A and B.
4. The details of the technical professionals appointed by Promoter, which are reproduced as under:
 - (i) Shri Atul Gulati as the Architect;
 - (ii) M/s Dr. Kelkar Designs Pvt. Ltd. as the Structural Consultant;
 - (iii) M/s AECOM as the MEP Consultant;
 - (iv) Shri Rupesh Kanakia as the Site Supervisor;
 - (v) Shri Saurabh Kapdi as the Quantity Surveyor.

Based on Details provided above by the Promoter and Site Inspection, with respect to the wing B of the aforesaid Real Estate Project, I certify that as on 30th April 2017, the Percentage of Work done for wing B with respect to each of the activity of the Real Estate Project as registered vide number _____ under Maha RERA is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

Table A

S. No	Items of Work	Work completion (in %)
1	Excavation for the area falling within the building footprint	100%
2	3 nos of Common Basement within the building footprint (RCC Works)	100%
3	1 no of Ground floor (Plinth) falling within the building footprint (RCC Works)	100%
4	38 nos of Slabs of Super Structure (RCC Works)	100%
5	Interior walls, Plaster, Flooring +Tiling inside flats & common areas, Doors, windows, metal works, railings, Interior Painting.	
a	Internal Walls – Brickwork	100%
b	Internal Plaster	100%
c	Flooring within the Flat	90%
d	Floorings within the common area	40%
e	Doors	60%
f	Windows	80%
g	Metal works	80%
h	Railing	2%
i	Internal Painting	10%
6	Sanitary fittings & Electrical fittings	
a	CP & Sanitary fittings	15%
b	Electrical fittings within flat	35%
7	Staircases, Lift wells & Lobbies, overhead and underground water tanks & Lift Machine Room	
a	Staircases (Excluding RCC)	5%
b	Lift wells & Lobbies, at each floor level	25%
c	Overhead and underground water tanks	70%
d	Lift machine room	80%
8	Internal + External plumbing, External Plaster, Elevation Feature , Terrace works, Water Proofing , External Painting	
a.	Internal Plumbing	100%
b.	External plumbing in Shaft	70%
c.	Terrace Looping	70%
d.	External plaster	0%
e.	Elevation feature	100%
f.	Terrace elevation works	70%

g.	Water proofing in Flats	85%
h.	Water proofing in Other Areas	85%
i.	External Painting	2%
8	Lifts, pumps, Fire Fighting, , Electrical fittings in common areas, entrance lobbies finishes , modular kitchen , shower cubicle	
a.	Installation of lifts	0%
b.	Water pumps	80%
c.	Firefighting inside Flat	20%
d.	Fire fighting in Lobby	10%
e.	Fire fighting in Shaft	10%
f.	Fire alarm	10%
g.	Electrical fitting to common areas	0%
h.	BMS	0%
i.	VDP	0%
j.	Finishing to entrance lobbies	10%
k.	Anti-Termite Treatment	100%
l.	Electrical works in Shafts	40%
m.	LV works	20%
n.	Lightening Arrester	0%
o.	Civil Aviation Lights	0%
p.	Air conditioning	20%

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

Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)
1	Internal Roads & footpaths		
a	Internal Roads (Car movement area at ground level)	yes	55%
b	Footpath (Pedestrian walkway)	No	NA
2	Water Supply (Main connection to UGT)		
a	Municipal water supply	yes	32%
3	Sewerage lines, chambers, Septic tank, STP		
a	Sewerage lines	yes	92%
c	Septic Tank	no	NA

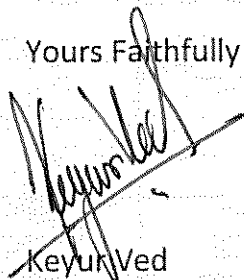
d	STP	yes	92%
4	Storm Water Drains (At ground level)	yes	0%
5	Landscaping + Tree plantation (All levels except terrace)		
a	Landscaping (hardscape)	yes	61%
b	Tree Plantation (Softscape)	yes	61%
6	Street lighting	yes	0%
7	Community Bldg + Club House + Swimming Pool + Fitness centre		
a	Community Bldg	No	NA
b	Club House	yes	42%
c	Swimming pool	yes	42%
d	Fitness Centre	No	0%
8	Disposal of sewerage + Sullage with treatment		
a	Disposal of sewerage	yes	0%
b	Sullage with treatment	yes	0%
9	Solid waste mgmt. & Disposal	Yes	0%
10	Water conservation + RWH		
a	Water conservation	no	NA
b	RWH	yes	100%
11	Energy management Solar energy for lighting, water heating.		
a	Solar Panels for lighting	Yes	0%
b	Solar Panels for water heating	Yes	0%
12	Fire protection & fire safety req.		
a	Fire Protection	yes	46%
b	Fire Safety requirement	No	NA
13	Elect. Meter Room works, sub stn, Rec. stn		
a	EMR Works	yes	64%
b	Substation	yes	64%
c	Receiving station	no	NA
14	All parking levels outside Building Footprint		

a	Shore piling	yes	60%
b	Excavation Including Dewatering (excluding portion falling within building footprint)	yes	100%
c	Retaining wall	yes	100%
d	Common Basements (excluding portion falling within building footprint)		
d1	Structure, Masonry, Plaster (SMP) with foundation	yes	100%
d2	Finishes	yes	80%
d3	MEP	yes	80%
d4	Stack Car Parking	yes	52%
15	Others: Comp. wall, gates, gate houses, Borewells, all parking levels other than below bldgs., show flats, tree cutting, Temp works, shops, EWS+LIG,		
a	Compound walls	yes	100%
b	Gates	yes	75%
c	Gate houses	yes	75%
d	Borewells	no	0%
e	Nallah Training Work	yes	100%
f	Temporary structures required for project	yes	0%

The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for the wing B consisting of 3 Basements + Ground/Stilt + 37 floors (Including 1 fire check floor).

The certificate is issued considering that the Promoter has ensured that the execution of the work is as per approved plans and the quality, specifications of the work/construction, the materials used are as per the disclosures made to the allottees in the project.

Yours Faithfully



Keyur Ved
(Licensed Surveyor)
(License No: V/119/LS)