

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'2017

To

M/s. Kiyana Ventures LLP,
101, Kalpataru Synergy,
Opp. Grand Hyatt, Vakola,
Santacruz – East, Mumbai -55.

Subject: Certificate of Percentage of Completion of Construction Work of Wing A known as Kalpataru Radiance A , which is defined as the Project [Maha RERA Registration Number] situated on the sub divided plot R-8 bearing CTS No.260/5A(pt) of village Pahadi Goregaon West bounded by CTS No-260/5B being part of existing road on the East side, by Existing Nallah on the West side, by CTS No- 260/6 being part of existing road on the North side and by CTS No. 260/4 being part of existing road in the South side in the layout of Goregaon Siddharth Nagar Sahakari Housing Society Ltd admeasuring 997 sq.m area being developed by M/s. Kiyana Ventures LLP.

Sir,

I, **Shripad. G. Nadkarni** has undertaken assignment as a Licensed Surveyor of certifying the Percentage of Completion of Construction Work of **Wing A known as Kalpataru Radiance A** , which is defined as the Project [Maha RERA Registration Number] situated on the sub divided plot R-8 bearing CTS No.260/5A(pt) of village Pahadi Goregaon West bounded by CTS No- 260/5B being part of existing road on the East side, by Existing Nalla on the West side, by CTS No- 260/6 being part of existing road on the North side and by CTS No. 260/4 being part of existing road in the South side in the layout of Goregaon Siddharth Nagar Sahakari Housing Society Ltd admeasuring 997 sq.m area being developed by M/s. Kiyana Ventures LLP.

The Promoter has furnished to the undersigned the following:

1. The details of the project wrt Wing A 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) M/s. Space Moulders as the Architect;
- (ii) M/s. Pravin Gala Consultant Pvt. Ltd. as the Structural Consultant
- (iii) M/s. ECPHC Pvt. Ltd. & AECOM, as the MEP Consultant
- (iv) Shri Sunil Singh as the Site Supervisor
- (v) Shri Prathamesh Desai as the Quantity Surveyor.

Based on the details provided above by the Promoter and Site Inspection, with respect to Wing A of the aforesaid Real Estate Project, I certify that as on 30th April 2017 , the Percentage of Work done for Wing A 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

	Items of Work	Work completion (in %)
1	Excavation for the area falling within the building footprint	100%
2	1 no of Common Basement within the building footprint (RCC works)	100%
2a	1 no of Ground floor (Plinth) (RCC works)	100%
3	3 nos of Common Podiums falling within the building footprint (RCC works)	100%
4	1 no of Stilt Floor (falling within the building footprint) (RCC works)/	100%
5	33 nos of Slabs of Super Structure (RCC works)	94%

6	Int. walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Int. Painting.	
a.	Internal Walls – Brickwork	81%
b.	Internal Plaster	71%
c.	Flooring within the Flat	60%
d.	Floorings with in common area	0%
e.	Doors in Flat	0%
f.	Doors in Common area	0%
g.	Windows in flat	17%
h.	Windows in common area	0%
i.	Metal works	66%
j.	Railing	0%
k.	Internal Painting	7%
7	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	
a	CP & Sanitary fittings, Water purifiers, RO within the flat/Premises(including Servant toilet, Drivers toilet)	0%
b	Electrical fittings within flat/Premises	0%
C	Electrical Appliances (fan / light fixtures)	0%
8	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & Lift Machine Room	
a	Staircases (Excluding RCC), including Podium & Basement	11%
b	Lift wells & Lobbies, at each floor level connecting staircases and lifts, including Podium & Basement	5%
c	Overhead and underground water tanks	0%
d	Lift Machine Room	0%
9	Internal + External plumbing, External Plaster, Elevation Feature , Terrace works, Water Proofing , External Painting	
a	Internal Plumbing	73%
b	External plumbing in Shaft	40%
c	Terrace Looping	0%
d	External plaster	0%
e	Elevation feature / fins	0%
f	Terrace Landscape	0%
g	Terrace Elevation (Above terrace works)	0%
h	Water proofing in Flats	73%
i	Water proofing in Other Areas	15%
j	External Painting	0%

10	Lifts, pumps, Fire Fighting , Fire Alarm, BMS , Vedio Door Panel , Electrical fittings in common areas, Solar Panels, Plinth protection, Entrance lobbies finishes. Electrical works, LV works, lightning arrestors , civil aviation lights, AC modular kitchen, Shower cubicles	
a.	Installation of lifts	0%
b.	Water pumps	0%
c.	Fire Fighting inside Flat	60%
d.	Fire fighting in Lobby	50%
e.	Fire fighting in Shaft	0%
f.	Fire Alarm	0%
g.	BMS	0%
h.	Vedio Door Panel	0%
i.	Electrical fitting to common areas	3%
j.	Solar	0%
k.	Finishing to entrance lobbies	10%
l.	Electrical works in Shaft	42%
m.	LV works	0%
n.	Lightning arrestors	0%
o.	Civil Aviation lights	NA
p.	Air Conditioning	0%
q.	Modular Kitchen	6%
r.	Shower Cubicle	3%
s.	Garbage chute	0%
t.	Shops	NA
t 1	RCC Works	
t 2	Finishes	
t 3	MEP	

TABLE-B

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

Sr. No.	Activities	Proposed yes/No	Work completion (in %)
1	Internal Roads & footpaths		
a	Internal Roads (Car movement area at ground level)	yes	0%
b	Footpath (Pedestrian walkway)	NO	
2	Water Supply (Main connection to UGT)	yes	0%
a	Municipal water supply		
b	Water supply work		
c	Pumps		

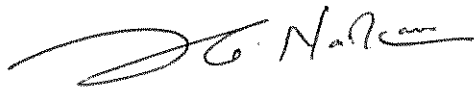
3	Sewerage lines, chambers, Septic tank, STP		
a	Sewerage lines	yes	0%
b	Septic Tank	NO	NA
c	STP	yes	35%
4	Storm Water Drains (At ground level)	yes	0%
5	Landscaping (All levels except terrace)		
a	Landscaping (hardscape)	yes	0%
b	Tree Plantation (Soft cape)	yes	0%
6	Street lighting	yes	0%
7	Community Building + Club House + Swimming Pool + Fitness center		
a	Community Building	NO	NA
b	Club House	yes	0%
c	Swimming pool	yes	0%
d	Fitness Centre	yes	0%
8	Disposal of sewerage + Sullage with treatment		
a	Disposal of sewerage	No	NA
b	Sullage with treatment	yes	0%
9	Solid waste mgmt. & Disposal	yes	0%
10	Water conservation		
a	Water conservation	yes	0%
b	RWH	yes	0%
11	Energy management		
a	Solar Panels for lighting	yes	0%
b	Solar Panels for water heating	NO	NA
12	Fire protection & fire safety req.		
a	Fire Protection	yes	0%
b	Fire Safety requirement	NO	0%
13	Electric Meter Room , substation, Receiving station		

a	Electric Meter Room	yes	0%
b	Substation	yes	12%
c	Receiving station	NO	NA
14	All parking levels outside Building Footprint		
a	Shore piling	yes	82%
b	Excavation Including Dewatering (excluding portion falling within building footprint)	yes	60%
c	Retaining wall	yes	13%
d	Common Basements (excluding portion falling within building footprint)		
d1	Structure, Masonry, Plaster (SMP) with foundation	yes	14%
d2	Finishes	yes	0%
d3	MEP	yes	0%
d4	Stack parking / Puzzle parking	yes	0%
e	Ground floor (excluding portion falling within building footprint)		
e1	SMP	yes	13%
e2	Finishes	yes	0%
e3	MEP	yes	0%
e4	Stack parking / Puzzle parking	NO	NA
f	Podiums (excluding portion falling within building footprint)		
f1	SMP	yes	6%
f2	Finishes	yes	0%
f3	MEP	yes	0%
f4	Stack parking / Puzzle parking	yes	0%
15	Others: Compound wall, gates, gate houses, Bore wells, all parking levels other than below bldgs., show flats, Temp works, shops, EWS+LIG,		
a.	Compound walls	yes	0%
b.	Gates	yes	0%
c.	Gate houses	yes	0%
d.	Bore wells	yes	0%
e.	Shops	NO	NA
f.	BMS & CCTV	yes	0%
g.	Temporary Works	Yes	70%

The percentage worked out above is based on the total proposed work, disclosed by the Promoter for the Wing A consisting of Basement + Ground + 2 Podiums +1 Podium/stilt (E-deck level) +32 Upper floor (including 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,

A handwritten signature in black ink, appearing to read 'Shripad. G. Nadkarni', with a stylized flourish at the end.

SHRIPAD. G. NADKARNI

(Licensed Surveyor)

License No : N / 162 / LS

