



**CHARTERED ENGINEERS, PROJECT MANAGEMENT
CONSULTANTS & LICENSED SURVEYORS.**

Date : 30-12-2023.

Ref. : D/1431/2023

701 / 702, 'A' Wing, Jay-Vijay Building,
Uday Cinema Road, Ghatkopar (West),
Mumbai - 400 086.
Tel. Off. : 2514 8396 / 2512 4818
2514 9102
E-mail : sunildeole@gmail.com

FORM No. 1

Licensed Surveyor's Certificate

Shri Ravilal K. Patel
M/s. K.K. Patel & Sons.
Raman Smruti, Karni Lane,
Ghatkopar (W),
Mumbai 400 086.

Sub: Certificate of Percentage of Completion of construction work of one No. of Building Six wings of the Nil Phase of the Project name Odhav K.K. Residency MahaRERA Registration No. P51800002362 situated on the plot bearing CTS No. 182, 182/1 to 80 demarcated by its boundaries (latitude and longitude of the end points) to the North (19°5'12"N) (72°53'52"E). To the South (19°5'12"N) (72°53'53"E). To the East (19°5'12"N) (72°53'53"E). To the West (19°5'12"N) (72°53'52"E). Village Ghatkopar-Kirol, Taluka Kurla District M.S.D. on Rajeshwari Road at Narayan Nagar, Ghatkopar (W), Mumbai Admeasuring 3581.20sq.mt. are being developed by M/s. K.K. PATEL & SONS.

I Shri Sunil R. Deole have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of one No. of Building Six wings of the Nil Phase of the Project name Odhav K.K. Residency Maha Rera registration No. P51800002362 situated on the plot bearing CTS No. 182, 182/1 to 80 demarcated by its boundaries (latitude and longitude of the end points) to the North (19°5'12"N) (72°53'52"E). To the South (19°5'12"N) (72°53'53"E). To the East (19°5'12"N) (72°53'53"E). To the West (19°5'12"N) (72°53'52"E) of village Ghatkopar-Kirol, Taluka Kurla District M.S.D. admeasuring 3581.20 sq.mtr. being developed by M/s. K.K. PATEL & Sons. The building consists of five wings. Wing 'A' & 'B' Ground + 3 upper floors, Wing 'C' consists of Stilt + 3 upper floors, Wing 'D', 'E' & 'F' Stilt + 4 upper floors.



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Based on Site Inspection dt. 29-12-2023, with respect to each of 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 to be registered under MahaRERA is as per table A herein below. The percentage of the work executed with respect of each of the activity of the entire phase is detailed in Table B.

Table A (Wing 'A')

| Sr. No. | Tasks / Activity | Percentage of work done |
|---------|---|-------------------------|
| 1 | Excavation | 100% |
| 2 | Plinth | 100% |
| 3 | Podiums | N.A. |
| 4 | Stilt Floor | 100% |
| 5 | 3 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 with the flat /premises. | 100% |
| 8 | Staircases, lift 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 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, 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. | 35% |



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Table A (Wing 'B')

| Sr. No. | Tasks / Activity | Percentage of work done |
|---------|---|-------------------------|
| 1 | Excavation | 100% |
| 2 | Plinth | 100% |
| 3 | Podiums | N.A. |
| 4 | Stilt Floor/Ground floor | 100% |
| 5 | 3 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 with the flat /premises. | 100% |
| 8 | Staircases, lift 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 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, 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. | 35% |





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Table A (Wing 'C')

| Sr. No. | Tasks / Activity | Percentage of work done |
|---------|---|-------------------------|
| 1 | Excavation | 100% |
| 2 | Plinth | 100% |
| 3 | Podiums | N.A. |
| 4 | Stilt Floor | 100% |
| 5 | 3 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 with the flat /premises. | 100% |
| 8 | Staircases, lift 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 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, 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. | 35% |

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Table A (Wing 'D')

| Sr. No. | Tasks / Activity | Percentage of work done |
|---------|---|-------------------------|
| 1 | Excavation | 100% |
| 2 | Nil No. of Basement Plinth | 100% |
| 3 | Podiums | N.A. |
| 4 | Stilt Floor | 100% |
| 5 | 4 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 with the flat /premises. | 100% |
| 8 | Staircases, lift 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 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, 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. | 35% |



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Table A (Wing 'E')

| Sr. No. | Tasks / Activity | Percentage of work done |
|---------|---|-------------------------|
| 1 | Excavation | 100% |
| 2 | Nil No. of Basement and Plinth | 100% |
| 3 | Podiums | N.A. |
| 4 | Stilt Floor | 100% |
| 5 | 4 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 with the flat /premises. | 100% |
| 8 | Staircases, lift 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 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, 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. | 35% |



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Table A (Wing 'F')

| Sr. No. | Tasks / Activity | Percentage of work done |
|---------|---|-------------------------|
| 1 | Excavation | 100% |
| 2 | Nil No. of Basement Plinth | 100% |
| 3 | Podiums | N.A. |
| 4 | Stilt Floor | 100% |
| 5 | 4 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 with the flat /premises. | 100% |
| 8 | Staircases, lift 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 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, 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. | 35% |



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Table -B
Internal & External Development Works in respect of the entire Registered Phase.

| Sr. No. | Common area ad facilities, amenities. | Proposed (Yes/No) | Percentage of work done | Details |
|---------|--|-------------------|-------------------------|--|
| 1 | Internal roads & footpaths | No | N.A. | |
| 2 | Water supply | Yes | 100% | |
| 3 | Sewerage (chamber lines septic tank, STP) | Yes | 100% | From MCGM Municipal Sewer |
| 4 | Storm Water Drains | Yes | 50% | Internal SWD within our property. |
| 5 | Landscaping & Tree planting | Yes | 0% | |
| 6 | Street lighting | No | N.A. | |
| 7 | Community Buildings | No | 0% | |
| 8 | Treatment and disposal of sewage and sullage water | No | N.A. | |
| 9 | Solid Waste Management and Disposal | No | N.A. | |
| 10 | Water Conservation, Rain Water Harvesting | Yes | 100% | |
| 11 | Energy Management | No | N.A. | |
| 12 | Fire protection and fire safety requirements | Yes | 0% | As per CFO NOC but excluding Parking Tower |
| 13 | Electric meter room, sub - station and receiving station | Yes | 100% | Electric Meter Room & Sub-station |
| 14 | Others (Options to add more) | -- | - | |

Note: NA stands for Not Applicable

Dated 30th December 2023.

for DEOLE BROS.,

(S.R. DEOLE)
Lic. No. LS:840005323.

Agreed and Accepted by:

Signature of Promoter
Shri Ravilal K. Patel
M/s. K.K. Patel & Sons.
Raman Smruti, Karni Lane,
Ghatkopar (W),
Mumbai 400 086.