



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%

(Signature)



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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%	From MCGM
3	Sewerage (chamber lines septic tank, STP)	Yes	100%	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.