

9, Savla Sadan, 2nd Floor,
Plot No. 28/B, Near Fly Over,
R.C. Marg, Chembur,
Mumbai - 400 071.
Tel.: 2528 5693 • 6797 3544
E-mail : bkmhatre@gmail.com



ARCHITECT'S CERTIFICATE

To,
M/S Adeshwar Associates & Developers
Parakh hospital, khokhani lane,
Opp. Ghatkopar Railway Station
Ghatkopar (E), Mumbai – 400 077

Date:- 29 / 07 / 2017

Sub: Certificate of Percentage of Completion of Construction Work of " SHREE BASANT VIHAR CHS. LTD." Proposed Redevelopment on Property Bearing Plot No. 171, T.P.S.III, Ghatkopar village, C.T.S. No. 5830, Ghatkopar – kirol, at R.B. Mehta Marg, Ghatkopar (East), Mumbai 400077.

Demarcated by : Its boundaries as per latitude & longitude of the end points are Shown in enclosed Drawing.

Admeasuring : 1088.60 Sq.Mt. + 729.36 Sq.Mt. (67 % TDR) + 359.24 Sq.Mt. (33 %TDR)
+ 762.02 Sq.Mt. (FUNGIBLE) = 2939.22 Sq.Mt.
Proposed B.U.A. = 2937.29 Sq.Mt.

Sir,

I, Mr. B.K. Mhatre have undertaken assignment as Architect of Certifying Percentage of Completion of Construction Work of the Building known as "SHREE BASANT VIHAR CHS. LTD. " of the project, situated on the Property Bearing Plot No. 171, T.P.S. III, Ghatkopar village, C.T.S. No. 5830, Ghatkopar – kirol, at R.B. Mehta Marg, Ghatkopar (East), Mumbai 400077. Admeasuring 2937.29 Sq.Mt. Area being developed by M/S Adeshwar Associates & Developers.

1. Following technical professional are appointed by Owner M/S Adeshwar Associates & Developers.
 - i. Mr. Bharat K. Mhatre as Architect
 - ii. M/s. Struct Bombay Consultants as Structural Consultant
 - iii. M/s. Jaysukhlal L. Shah As MEP Consultant
 - iv. Shri Pravin A. Shirwadkar as Site Supervisor

Based on Site Inspection, with respect to 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 as registered vide number 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.

B.K. MHATRE
ARCHITECT

Reg. No. : CA / 81/ 6493

Encl: Copy of latitude & longitude Drawing

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Table A

Building :- “SHREE BASANT VIHAR CHS. LTD.”

| Sr. No. | Tasks / Activity | Percentage of work done |
|---------|---|-------------------------|
| 1. | Excavation | 100 |
| 2. | 1 Plinth | 0% |
| 3. | Stilt Floor | 0% |
| 4. | 3 Number of Podiums | 0% |
| 5. | 10 Slabs number of Slabs of Super Structure | 0% |
| 6. | Internal walls, Internal Plaster, Flooring within Flats/ Premises, doors and windows to each of the Flat/ Premises. | 0% |
| 7. | Sanitary fittings within the Flat/ Premises, Electrical fittings within the Flat / Premises. | 0% |
| 8. | Staircases, lifts Wells and Lobbies at each floor Level connecting Staircases and lifts, Overhead and Underground Water Tank | 0% |
| 9. | The External Plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building. | 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 Bldg., Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate | 0% |

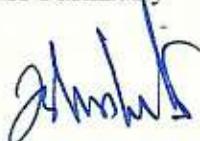
TABLE – B
Internal & External Development Works in Respect of the entire Registered Phase.

| Sr. No. | Common areas and Facilities Amenities | Proposed (Yes/No) | % of work done | Details |
|---------|---|-------------------|----------------|-------------------|
| 1. | Internal Roads & Footpath | No | N.A. | N.A. |
| 2. | Water Supply | Yes | 0% | To be applied |
| 3. | Sewerage (Chamber, Lines, Septic Tank, STP) | Yes | 0% | To be Constructed |
| 4. | Strom Water Drains | Yes | 0% | To be Constructed |
| 5. | Landscaping & Tree Planting | Yes | 0% | To be Constructed |
| 6. | Street Lighting | No | N.A. | N.A. |

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| | | | | |
|-----|--|-----|------|----------------------------|
| 7. | Community Buildings | No | N.A. | N.A. |
| 8. | Treatment and Disposal of Solid waste Management & Disposal | No | N.A. | N.A. |
| 9. | Solid waste Management & Disposal | No | N.A. | N.A. |
| 10. | Water Conservation, Rain Water Harvesting | Yes | 0% | To be Installed |
| 11. | Energy Management | No | N.A. | N.A. |
| 12. | Fire Protection and fire safety Requirements | Yes | 0% | To be Installed |
| 13. | Electrical Meter Room, Sub-station, Receiving station | Yes | 0% | To be Installed |
| 14. | Others (Gym, Parking and Other common amenities to be mentioned) | Yes | 0% | To be Installed / Provided |

Thanking You,
Yours Faithfully



B.K. MHATRE
ARCHITECT
Reg. No. : CA / 81/ 6493

m. b. andurlekar & associates

(Land Surveyors & Civil Engineers)

Off. : 2617 7805
Fax : 2610 0937
Email : mb.andurlekar@rediffmail.com



602 'A' Wing, Bldg. No.1,
Om Sai Ganga Co-op. Hsg. Soc. Ltd.
Jeevan Vikas Kendra Marg,
Vile Parle (E), Mumbai - 400 057

MBA /BKM / K230

08/03/2013

To,
Mr. B. K. Mhatre
Architect,
9, Savla Sadan, 2nd Flr., Plot No. 28/B,
Near Fly Over, R. C. Marg,
Chembur, Mumbai – 400 071.

Sub : Observation of Co-ordinates of Plot by DGPS

Respected Sir,

This is to certify that the co-ordinates of Plot bearing F.P. No. 171, TPS No. III of Ghatkopar, C.T.S. No. 5830, Of Village – Kirol, At R. B. Mehta Marg, Ghatkopar (E). Mumbai. are based on our observations using **NAVCOM SF 3050G DGPS** in WGS – 84 co-ordinate system. Find details as below -

| Sr. No. | C.T.S. No. | Latitude | Longitude |
|---------|---|-------------------------|---------------------|
| 1. | <u>F.P. No. 171, TPS</u> <u>No. III of Ghatkopar,</u> <u>C.T.S. No. 5830,</u> <u>Of Village – Kirol,</u> <u>At R. B. Mehta Marg,</u> <u>Ghatkopar (E),</u> <u>Mumbai.</u> | (1) 19d – 04' - 54.923" | 72d – 54' – 31.427" |
| | | (2) 19d – 04' - 54.175" | 72d – 54' – 31.138" |
| | | (3) 19d – 04' - 54.641" | 72d – 54' – 29.802" |
| | | (4) 19d – 04' - 55.373" | 72d – 54' – 30.117" |

Thanking you.

Yours Faithfully

For m. b. andurlekar & associates
Tel: 26177805 / 26100937

M. B. Andurlekar & Associates

(Land Surveyors)

Manohar Malshe

Lic. No. M/379/L.S

A-602, OM SAI GANGA CHS LTD.

JIVAN VIKAS KENDRA 1601

VILE PARLE (E), MUMBAI - 400 057.



LOCATION PLAN

SCALE - 1:4000



19d-04'-54.923"
72d-54'-31.427"

(GPS)

19d-04'-55.373"
72d-54'-30.117"

(GPS)

CTS No. 5830
F. P. No. 171

(GPS)

(GPS)

19d-04'-54.175"
72d-54'-31.138"

(GPS)

19d-04'-54.641"
72d-54'-29.802"

(GPS)

BLOCK PLAN

SCALE - 1:500

W. B. Mehta
Tel: 26177805 / 26100537
W. B. Mehta & Associates
(Land Surveyors)
Bandra (West),
LIC. No. M/S/701/5
A-602, CM SAI GANGA CHS LTD.,
JEWEL VIKAS KENDRA MARG,
VILLE PARLE (E), MUMBAI - 400 057.

PLAN SHOWING PROPERTY BEARING F.P. No. 171, TPS No. III OF GHATKOPAR, C.T.S. No. 5830
OF VILL- KIROL, AT R. B. MEHTA MARG, GHARKOPAR (E), MUMBAI.

9, SAVLA SADAN, 2nd FLOOR, PLOT NO.28/B,
NEAR FLY OVER, R. C. MARG, CEMBUR,
MUMBAI- 400 071.

SURVEY DATE:- 08.03.2013

B. K. MEHTA
ARCHITECT
9, SAVLA SADAN, 2nd FLOOR, PLOT NO.28/B,
NEAR FLY OVER, R. C. MARG, CEMBUR,
MUMBAI- 400 071.