

VIVEK BHOLE ARCHITECTS PVT. LTD.

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ARCHITECT'S CERTIFICATE

Date: 7th January 2020

To,
M/s. Nish Developer Pvt. Ltd.
101B, 10th Floor, Mittal Court,
Nariman Point
Mumbai – 400012

Subject:-Certificate of Percentage of completion of Construction Work of Avighna IX (Building No. 4), 1 No. of Building of the project [MahaRERA Registration Number P51900003525] situated on the Plot bearing C.S No. 77 demarked by its boundaries (latitude and longitude of the end points) by Mahadev Palav Marg and land bearing C.S no. 1/75 of Parel Sewree division to the North, land bearing C.S. no. 3/52 of Parel Sewree division to the South, Dr. Babasaheb Ambedkar Marg to the East and by the part of land bearing C.S. no. 77 of the Parel Sewree division of One Avighna Park to the West of the Parel Sewree division, Currey Road, Mumbai – 400 012 admeasuring 80,825.60 sq.mtrs of Construction area (Building configuration of 9 Podium + 10th E level + 24 residential floors + 17 proposed residential floors) being developed by the M/s Nish Developer Pvt Ltd.

Sir,

I have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of the building known as Avighna IX (Building No. 4) situated on Plot bearing C.S No. 77 of Parel Sewree Division at Mahadev Palav Marg, Currey Road, Mumbai – 400 012 admeasuring 80,825.60 sq.mtrsof construction area (Building configuration of 1 Basement + Ground Floor + 9 Podium + 10th E Level + 24 residential floors + 17 proposed residential floors + 2 Service Floors + 2 Fire Check Floors + Terrace) being developed by the M/s Nish Developer Pvt Ltd. The building is a composite project consisting of 118 numbers of Sale apartments (sanctioned+proposed) and 152 number of Rehab apartments contributing to total 270 apartments and 21 commercial shops allotted to Rehab. Following technical professionals are appointed by Owner /Promoter:-

- i. M/s. VivekBhole Architects Pvt. Ltd. as an Architect;
- ii. M/s. Mahimtura Consultants Pvt. Ltd. as Structural Consultant
- iii. M/s. MEP Consulting Engineers as MEP Consultant
- iv. Shri. Anil Shah as Site Engineer





Based on the Site Inspection, 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 each of the Building /Wing of the Real Estate Project as registered vide number P51900003525 under MahaRERA is as per the 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.

Table A

Avighna IX (Building No. 4)

Sr. No.	Task/ Activity	Percentage of Work done
1.	Excavation	100% work complete as per CC
2.	1 Number of Basement and plinth (ground floor)	Basement: 100% RCC work complete as per CC Plinth: 100% RCC work complete as per CC
3.	10 Number of Podiums (9 Podiums + 10 th E level)	100% RCC work complete as per CC
4.	Stilt floor (ground floor)	100% RCC work complete as per CC
5.	26 Number of slab of super structure (Above Podium) 24 Residential + 1 Service floor + 1 fire check floor	100% RCC work Complete
6.	Internal walls, Internal Plaster, Flooring within Flats/ Premises, door and Windows to each of the Flats / Premises.	100% concrete internal walls completed Upto 23rd typical residential floor. 95% gypsum punning finishing work on internal walls. Flooring: 85% Window: 95%
7.	Sanitary Fitting within the Flat / Premises, Electrical Fitting within the Flat / Premises	40%
8.	Staircases, lifts Wells and Lobbies at each Floor Level connecting staircases and lifts, Overhead and underground water tanks.	Underground water tanks RCC work 100 % complete 100% complete RCC work of staircases, lifts wells and lobbies at each floor level connecting staircases and lifts wells & lobbies
9.	The external plumbing and external plaster elevation, completion of terraces with waterproofing	External Plumbing- 100% complete (100% complete w.r.t.





	of the building	shops)
10.	Installation of lifts, water pumps, Fire fighting Fittings and Equipment's 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 area appurtenant to building / wings, Compound wall and all other requirements as may be required to obtained Occupation/Completion Certificate	98% Fire fighting Fittings and Equipment's as per CFO NOC, Electrical fittings & electro mechanical (100% complete w.r.t. shops)

Table B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (YES/NO)	Percentage of work done	Details
1.	Internal Roads & Footpaths	YES	100%	-
2.	Water Supply	YES	100%	-
3.	Sewerage (chamber, lines, septic tank, STP)	YES	100%	STP Installed
4.	Storm Water Drains	YES	100%	-
5.	Landscaping & Tree Plantation	YES	90%	Soil filling & tree planting in progress.
6.	Street Lighting	YES	NA w.r.t. Shop area	Street lighting already available so no separate lighting required
7.	Community Buildings	YES	100%	Community/ Welfare Centre proposed
8.	Treatment and disposal of sewage and sullage water	YES	100%	STP Installed
9.	Solid waste management & Disposal	YES	100%	OWC Installed
10.	Water conservation, Rain water harvesting	YES	100%	-
11.	Energy management	YES	100%	-





12.	Fire protection and Fire safety requirements	YES	100%	-
13.	Electrical meter room, sub-station, receiving station	YES	100%	-
14	Others (option to add more)	NA	NA	-

Yours Faithfully,

For Vivek Bhole Architects Pvt. Ltd.,



Ar. Vivek J. Bhole – CMD
CA/95/18735