

BASHARAT & ASSOCIATES

ARCHITECTS, ENGINEERS & INTERIOR DESIGNERS.

Kapur Mansion 2-B, Gr. Flr., 10, Moreland Road, Agripada (w), Mumbai: 400 011.

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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: 15th July, 2017

To,

M/s. REGENT CONSTRUCTION,
Kapur Mansion, 2-B Gr. Flr,
10 Moreland Road, Agripada,
Mumbai: 400 011.

Subject: Certificate of Percentage of Completion of Construction Work of "KSA ELAF" No. of Building-1, of the Project situated on the Plot bearing C.S. No.1756 demarcated by its boundaries (latitude and longitude of the end points) Property to the North, Property to the South, Public Road to the East, Public Road to the West of Division Kokan, village Byculla, taluka E-ward, District Mumbai, Pin:400008 admeasuring 627.93 Sq.mt. area being developed by [REGENT CONSTRUCTION].

Sir,

I/We M/s. Basharat & Associates have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 65% of the Project, situated on the plot bearing C.S. No.1756 of Division Kokan, village Byculla, taluka E-ward, District Mumbai, Pin:400008, admeasuring 627.93 sq.mts. area being developed by [M/s. REGENT CONSTRUCTION].

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) M/s. BASHARAT & ASSOCIATES as L.S./Architect;
 - (ii) M/s. HANWARE CONSULTANTS as Structural Consultant
 - (iii) Shri. MOHAMMED BILAL U GHODARIA as MEP Consultant
 - (iv) Shri. SAFDAR KAZI as Site Supervisor

Based on 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 of the building of the Real Estate Project as registered under MahaRERA 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.

TABLE-A

Building/Wing Number (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1.	Excavation	100%
2.	<u>0</u> number of Basement(s) and <u>1</u> Plinth	100%
3.	<u>3</u> number of Podiums	100%
4.	Stilt Floor	
5.	<u>16</u> number of Slabs of Super Structure	
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	67%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	35%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	50%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	53%
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 Building/ Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	0%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

S.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Foot- paths.	NO	0	NA
2.	Water Supply	NO	0	NA
3.	Sewarage (chamber, lines, Septic Tank, STP).	NO	0	NA
4.	Storm Water Drains	YES	0	NA
(1)	(2)	(3)	(4)	(5)
5.	Landscaping & Tree Planting.	NO	0	NA
6.	Street Lighting	NO	0	NA
7.	Community Buildings	NO	0	NA
8.	Treatment and disposal of sewage and sullage water.	NO	0	NA
9.	Solid Waste management & Disposal.	NO	0	NA
10.	Water conservation, Rain water harvesting.	NO	0	NA
11.	Energy management	NO	0	NA
12.	Fire protection and fire safety requirements	NO	0	NA
13.	Electrical meter room, sub-station, receiving station.	YES	0	NA
14.	Others (Option to Add more).	NO	0	NA

Yours faithfully,



M/S. BASHARAT & ASSOCIATES of L.S/Architect

(License No.B/280/LS)