

ARCHITECT'S CERTIFICATE

Date : January 2, 2020

To,
To,
Nahar Excalibur Project Pvt. Ltd.
63, Dr. J.D.Marg,
Nearby Villa Teresa School,
Peddar Road, Mumbai

Subject : Certificate of percentage of Completion of Construction Work of 3 No. of Buildings of the Project (MahaRERA Registration Number) situated on the Plot bearing C.S. No. 24, known as "HAJI GULMOHOMMAD CHAWL" & situated on plot bearing C.S. No. 41 known as "AYASHABAI CHAWL" of Lower Parel Division, situated at Shahir Amar Sheikh Marg, Sat-Rasta , Dhobiwala Road, Opp. Keshavra Khade Marg, Mumbai 400 011. G/S Ward with the Boundaries Around C.S. 24 as follows-

South Side : C.S. 35 and thereafter C.S. no. 23, C.S. no. 22, C.S. no. 21, C.S. no. 20.

North Side : C.S. no. 1638

West Side : C.S. no. 35 (Road)

East Side : Keshav Rao Khadye Marg extension.

And Boundaries Around C.S. 41 :

South Side : C.S. 35 (Road) and thereafter C.S. no. 42, C.S. no. 1/42

North Side : C.S. no. 40

West Side : C.S. no. 35 (Road) and thereafter C.S. no. 1/35, C.S. no. 38

East Side : C.S. no. 35 (Road) and thereafter C.S. no. 24

Total admeasuring 2503.36sq.mts. area being developed by Nahar Excalibur Project Pvt. Ltd.

Sir,

I/We Ketan Vaidya of M/s. Ketan Vaidya Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Buildings Sale, Rehab I, Rehab II of the Project situated on the Plot bearing C.S. No. 24, known as "HAJI GULMOHOMMAD CHAWL" & situated on plot bearing C.S. No. 41 known as "AYASHABAI CHAWL" of Lower Parel Division, situated at Shahir Amar Sheikh Marg, Sat-Rasta, Dhobiwala Road, Opp. Keshavrao Khade Marg, Mumbai 400 011. G/S Ward admeasuring 2503.36sq.mts. area being developed by Nahar Excalibur Project Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-

- I. M/s. Ketan Vaidya Associates as Architect
- II. M/s. Mahimtura Consultant Pvt. Ltd. as Structural Consultant
- III. M/s. MEP Consulting Engineers as MEP Consultant
- IV. Mr. Mohan J. Deshpande as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing 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 P51900000138 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

Sale Building (Excalibur By Nahar) Service basement+ Stilt + 5 Nos. Podium + 20 upper floors

Sr. No.	Tasks / Activity	Percentage of work done
1.	Excavation	100%
2.	1 No. of Basements & Plinths	100%
3.	5 Nos. of Podiums	100%
4.	1 No. Stilt Floor	100%
5.	19 Nos. of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows	a)Internal walls: 100%

	to each of the Flat/Premises	b)Internal Plaster: 100% c) Flooring: 90% d) Door Window: 100% (Both Door & Window)
7.	Sanitary Fittings within the Flats/Premises, Electrical Fittings within the Flat/Premises	100%(Servant toilet) 95%(Lift Lobby)
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	a) Staircase : 100% RCC b) Lift Wells : 100% RCC c) Lobbies : 100% RCC, 95% Finishing (Basement Flooring Completed, Staircase completed up to 25 th Floor) d) Over head water tank:100% e)Underground tank : 100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	a)External Plaster: 100% b)External plumbing: 100% c)Elevation:100%(Terrace Elevation work Completed) d) Terrace with WP: 100% (5 th Podium open terraces and car lift top waterproofing work completed, Terrace Waterproofing Completed)
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 protections, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	Fire-fighting Works: 100% (CFO Completion received)

Table A

Rehab Building I (Ayeshabai CHS.)Service basement + Stilt + 23 upper floors
Occupation certificate received

Sr. No.	Tasks / Activity	Percentage of work done
1.	Excavation	100%
2.	1 No. of Basements & Plinths	100%
3.	0 No. of Podiums	NA
4.	1 No. Stilt Floor	100%
5.	23 Nos. of Slabs of Super Structure	100% Completed
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	a)Internal walls: 100% b)Internal Plaster: 100% c) Flooring: 100% d) Door Window: 100% windows 100% Door
7.	Sanitary Fittings within the Flats/Premises, Electrical Fittings within the Flat/Premises	100%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	a) Staircase : 100% RCC, 100% Finishing b) Lift Wells : 100% RCC c) Lobbies : 100% RCC, 100% Finishing d) Over head water tank:100% e)Underground tank : 100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	a)External Plaster: 100% b)External plumbing: 100% c)Elevation: 100% d) Terrace with WP: 100% (Terrace and Cantilever Refuge area Waterproofing Completed with China

		Mosaic)
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 protections, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	a) Fire-fighting Works :100% b) Compound wall: 100% c) Ground floor Services: 100% Completed

Table B

Rehab Building-II (Haji Gul Mohammad) Service basement + Stilt + 23 upper floors Occupation certificate received

Sr. No.	Tasks / Activity	Percentage of work done
1.	Excavation	100%
2.	1 No. of Basements & Plinths	100%
3.	0 No. of Podiums	NA
4.	1 No. Stilt Floor	100%
5.	23 Nos. of Slabs of Super Structure	100% Completed
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	a) Internal walls: 100% b) Internal Plaster: 100% c) Flooring: 100% d) Door Window: 100% windows 100% Door
7.	Sanitary Fittings within the Flats/Premises, Electrical Fittings within the Flat/Premises	100%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	a) Staircase : 100% RCC, 100% Finishing b) Lift Wells : 100% RCC c) Lobbies : 100% RCC, 100%

		Finishing d) Over head water tank:100% e)Underground tank : 100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	a)External Plaster: 100% b)External plumbing: 100% c)Elevation: 100% d) Terrace with WP: 100% (OHT Top ,Terrace Waterproofing Completed with China Mosaic)
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 protections, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	a)Fire-fighting Works :100% b) Compound wall: 100% c) Ground floor Services: 100% Completed

Table C

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

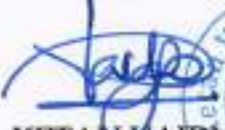
Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	100%	3.4 meter Wide Internal Road available at south side of plot Boundary of Both Cs. No. 24 & 41 and west side of Cs. No. 41
2.	Water Supply	Yes	100%	Bore well Water Available Ring well available for both rehab

3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	STP RCC tank work completed
4.	Storm Water Drains	Yes	100%	Ground development work Rehab-1 100% Completed Rehab-2 100% Completed Sale- 100% Completed
5.	Landscaping & Tree Planting	Yes	100%	RG area Proposed between Rehab-2 & Sale tower
6.	Street Lighting	Yes	100%	BEST existing street Light Poles available at Plot boundary
7.	Community Buildings	No	NA	NA
8.	Treatment and disposal of sewage and sullage water	Yes	100%	STP proposed in sale building only for Sewage water treatment
9.	Solid Waste management & Disposal	No	NA	NA
10.	Water conservation, Rain water harvesting	Yes	100%	Rain water Catchment pits/Soak Pit proposed at periphery of each building Ring well/Bore well work completed
11.	Energy management	No	NA	NA
12.	Fire protection and fire safety requirements	Yes	100%	Fire Fighting system proposed as per CFO NOC for all 3 building (Rehab-1,2 & sale) Fire completion certificate received for both rehab building
13.	Electrical meter room, sub-station. Receiving station	Yes	95%	Substation building work completed as per BEST Drawing and BEST has takeover for commissioning work Both rehab building individual

				meter installed in meter room and alternate fire supply is available. Sale building Meter room- PWD Electrical inspectors certificate received
14.	Aggregate area of recreational Open Space :	Yes	100%	RG area Proposed between Rehab-2 & Sale tower
	Open Parking :	Yes	100%	Rehab-1 contain 6 Nos. of open car parking at west side of the building

Yours faithfully,

For KETAN VAIDYA ASSOCIATES


KETAN VAIDYA
ARCHITECT
CA/93/15727

