

the DESIGNERS' collective

architects & interior designers

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FORM 1

ARCHITECT'S CERTIFICATE

Date : 18/07/2017

To
M/S New Step Ventures
Fog City Igatpuri

Subject : Certificate of Percentage of Completion of Construction Work of 08 Nos. of Building's of the 2nd Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing Gat No.291 demarcated by its boundaries (latitude and longitude of the end points) 293 to the North N.H.3 to the South 292 to the East 293 to the West of Division Nashik village Talegaon Taluka Igatpui District Nashik PIN 422402 admeasuring 22398.00 sq.mts. area being developed by M/S. New Step Ventures.

Sir,

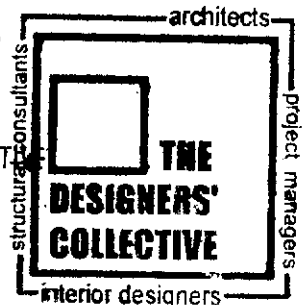
We The Designers Collective have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 08 Building's of the 2nd Phase of the Project, situated on the plot bearing Gat no 291 of Division Nashik village Talegaon taluka Igatpuri District Nashik PIN 422403 admeasuring 22398.00 sq.mts. area being developed by M/S. New Step Ventures.

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

- i. M/s. The Designers Collective as Architect;**
- ii. Shri. Sudarshankumar Anawade as Structural RCC Consultant.**
- iii. M/s. Atharva Enterprises Electricity Consultant.**
- iv. M/s. Manish Shete as Plumbing Consultant.**
- v. Mr. Nitin Pathak as PMC Consultant.**

For THE DESIGNERS COLLECTIVE


S. G. MHALAS
Regd. No. CA/87/10998

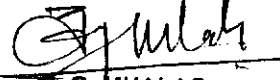


Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building of the Real Estate Project as registered vide number _____ under MahaRERA is as per Table A herein 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 Number E1

Sr.No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	01 number of Basement(s) and Plinth	100%
3	00 Number of Podiums	0
4	Stilt Floor	0
5	02 Number of Slabs of Super Structure	75%
6	Internal walls, Internal Plaster, Floorings 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 Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	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 Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0

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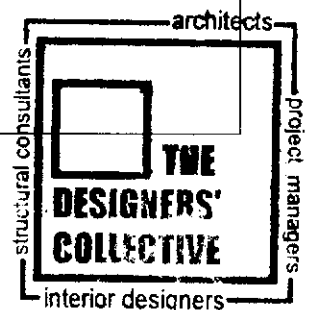


Table A
Building Number E2

Sr.No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	01 number of Basement(s) and Plinth	100%
3	00 Number of Podiums	0
4	Stilt Floor	0
5	02 Number of Slabs of Super Structure	25%
6	Internal walls, Internal Plaster, Floorings 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 Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	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 Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0

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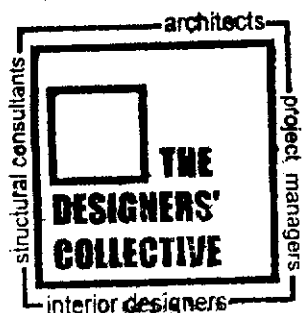
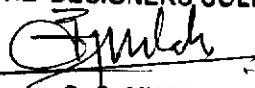


Table A
Building Number E5

Sr.No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	01 number of Basement(s) and Plinth	100%
3	00 Number of Podiums	0
4	Stilt Floor	0
5	02 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 within the Flat/Premises	85%
8	Staircases, Lifts Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	85%
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.	00%

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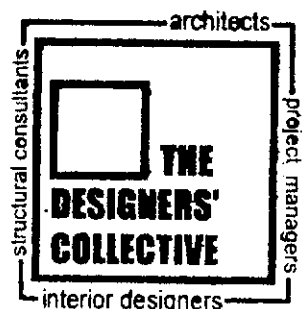


Table A
Building Number D1

Sr.No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	01 number of Basement(s) and Plinth	100%
3	00 Number of Podiums	0
4	Stilt Floor	0
5	06 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.	85%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%
8	Staircases, Lifts Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	85%
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

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Table A
Building Number D2

Sr.No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	01 number of Basement(s) and Plinth	100%
3	00 Number of Podiums	0
4	Stilt Floor	0
5	06 Number of Slabs of Super Structure	20%
6	Internal walls, Internal Plaster, Floorings 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 Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	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 Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0

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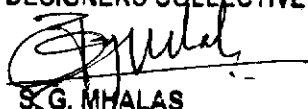
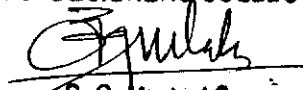

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Table A
Building Number G

Sr.No	Tasks /Activity	Percentage of work done
1	Excavation	00%
2	01 number of Basement(s) and Plinth	0
3	00 Number of Podiums	0
4	Stilt Floor	0
5	02 Number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings 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 Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	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 Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0

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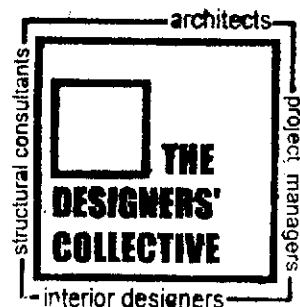
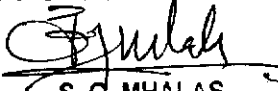


Table A
Building Number H

Sr.No	Tasks /Activity	Percentage of work done
1	Excavation	0
2	01 number of Basement(s) and Plinth	0
3	00 Number of Podiums	0
4	Stilt Floor	0
5	02 Number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings 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 Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	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 Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0

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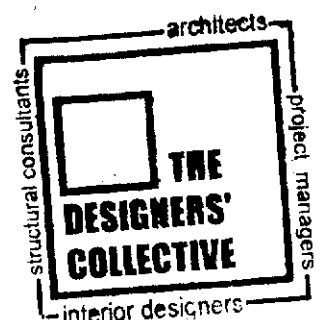


Table A
Building Number A

Sr.No	Tasks /Activity	Percentage of work done
1	Excavation	0
2	01 number of Basement(s) and Plinth	0
3	00 Number of Podiums	0
4	Stilt Floor	0
5	02 Number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings 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 Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	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 Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0

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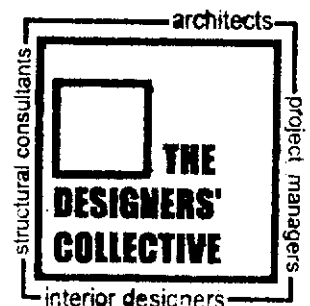


TABLE-B

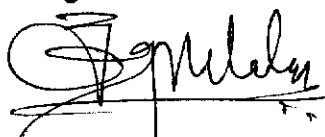
Internal & External Development Works in Respect of the entire Registered Phase as below:-

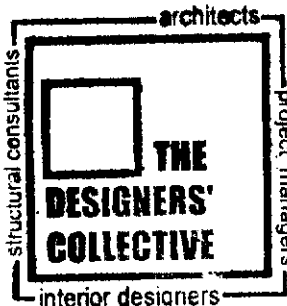
Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	YES	80%	Concrete Roads
2.	Water Supply	YES	50%	U.G storage tank of 1 lakh ltr cap with 2.5" pipeline connection of MJP
3.	Sewarage (chamber, lines, Septic Tank, STP)	YES	60%	Closed drainage line with common septic tank
4.	Storm Water Drains	YES	60%	Open trenches
5.	Landscaping & Tree Planting	YES	60%	Trees, lawns
6.	Street Lighting	YES	80%	Led lamps
7.	Community Buildings	NO	0	N/A
8.	Treatment and disposal of sewage and sullage water	YES	50%	Soak pits
9.	Solid Waste management & Disposal	YES	50%	Dustbins to be emptied in municipal vans
10.	Water conservation, Rain water harvesting	YES	50%	Soak pits & Borewell charging
11.	Energy management	NO	0	N/A
12.	Fire protection and fire safety Requirements	YES	50%	Dry fire extinguishers at lobby
13.	Electrical meter room, sub-station, receiving station	YES	90%	150 kva Transformer
14.	Swimming Pool	YES	50%	150 cu.mtr. capacity pool
15.	Senior Citizen Garden	YES	70%	Landscaped garden with sittings
16.	Children Garden	YES	80%	Garden with playing equipments

Yours Faithfully

For

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