



ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 24/07/2017

To,
M/s. Rai Residency Pvt. Ltd.
Sai Ganesh Sankul,
Vijay Nagar, Near Church,
Kalyan (E) 421306

Subject: Certificate of Percentage of Completion of Construction Work of Building **Yashwant Heights** No. of **Four** Wings **A, B, C & D** of the Project [Maha RERA Registration Number] situated on the Plot bearing **Survey No. 6, Hiss No. 7, 8, 9 Survey No. 7, Hiss No. 9, 10+13/1** demarcated by its boundaries (latitude and longitude of the end points) to the North – S. No. 6, H. No. 17 Property of Pandit Mahadu Gaikwad, to the South – 18 Mtr. D P Road, to the East – Balance area of S. No. 7 H. No. 10+13/1, to the West Property of Bhagwan Kanha Gaikwad, of division Kalyan, Village Tisgaon, Taluka Kalyan, District Thane PIN 421306 admeasuring **6660.00 Sq. Mtrs.** area as per 7/12 extract and **6372.50 Sq. Mtrs.** area as per possession area being developed by Shri. Manoj R. Rai, Director of Rai Residency Pvt. Ltd.

Sir,

I Ar. Dilip Tambday have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the project Yashwant Heights Wing A, B, C & D situated on the plot bearing Survey No. 6, Hiss No. 7, 8, 9 Survey No. 7, Hiss No. 9, 10+13/1 of Division Kalyan Village Tisgaon, Taluka Kalyan, District Thane, PIN 421306 admeasuring **6660.00 Sq. Mtrs.** area as per 7/12 extract and **6372.50 Sq. Mtrs.** area as per possession area being developed by Shri. Manoj R. Rai, Director of Rai Residency Pvt. Ltd.

1. Following technical professionals are appointed by Owner /Promoter :-
- (i) Shri. Dilip Tambday & Associates as Architect;
 - (ii) M/s. E-struct Consultancy Pvt. Ltd. as Structural Consultant
 - (iii) Shri. K P Consultant as MEP Consultant
 - (iv) Shri. Sandeep Sonawane 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.....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 A- B.C.C. obtained from KDMC vide letter no.
KDMC/NRV/CC/KV/91 Dt. 21.07.2015

Sr. No.	Taska/Activity	Percentage of work done
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	0 number of Podiums	Nil
4.	Stilt Floor	100%
5.	8 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 Fitting within the Flat/Premises.	100%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliances 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.	100%



TABLE - A

Building Wing D- B.C.C. obtained from KDMC vide letter no.
KDMC/NRV/CC/KV/91 Dt. 21.07.2015

Sr. No.	Taska/Activity	Percentage of work done
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	0 number of Podiums	Nil
4.	Stilt Floor	100%
5.	3 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 Fitting within the Flat/Premises.	100%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliances 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.	100%



TABLE - A

**Building Wing B- B.C.C. obtained from KDMC vide letter no.
KDMC/NRV/CC/KV/157 Dt. 16.07.2016**

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	0 number of Podiums	Nil
4.	Stilt Floor	100%
5.	8 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 Fitting within the Flat/Premises.	100%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliances 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.	100%



TABLE - A

Building Wing C

Sr. No.	Taska/Activity	Percentage of work done
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	0 number of Podiums	Nil
4.	Stilt Floor	100%
5.	15 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.	90%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fitting within the Flat/Premises.	85%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	95%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	98%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliances 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.	80%



DILIP TAMBDAY & ASSOCIATES

architect

2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan (w) 421 301

TABLE - B

Internal and External Development Works in respect of the **Building Wing C**

Sr. No. (1)	Common areas and Facilities, Amenties (2)	Proposed (Yes/No) (3)	Percentage of Work done (4)	Details (5)
1	Internal Roads & Footpaths.	Yes	80%	--
2	Water Supply	Yes	0	By KDMC
3	Sewarage (Chamber, lines, Septic Tank, STP).	Yes	85%	As per approved plan.
4	Storm Water Drains	Yes	0	As per approved plan.
5	Landscaping & Tree Planing.	No	Nil	--
6	Street Lighting	No	Nil	--
7	Community Buildings	No	Nil	--
8	Treatment and disposal of sewage and sullage water.	No	Nil	--
9	Solid Waste management & Disposal	No	Nil	--
10	Water conservation, Rain water harvesting.	Yes	75%	As per approved plan
11	Energy management	No	Nil	--
12	Fire protection and fire safety requirements	Yes	85%	As per approved plan
13	Electrical meter room, sub-station, receiving station.	Yes	80%	As per approved plan
14	Others (Option to Add more.)	No	Nil	--

Yours Faithfully,

ARCHITECT
DILIP TAMBDAY & ASSOCIATES
SUDHANSHU CHAMBERS,
2ND FLOOR, SHIVAJI PATH,
KALYAN (W). 421 301.