

FORM 1 [Regulation 3]

J5169/RERA/SPNC/C01/07/2017

21st July 2017

To
JP Infra (Mumbai) Pvt. Ltd.,
4th Floor, Viraj Towers, Andheri East,
Western Express Highway,
Near WEH Metro Station
Mumbai – 400093.

Subject : Certificate of Percentage of Completion of Construction Work of the building “JP North Celeste” of the Rera Real Estate Project [MahaRERA Registration Number- Applied for] “JP North Celeste” being developed by JP Infra (Mumbai) Pvt. Ltd, admeasuring approximately 11,500.60 sq.mts, demarcated by its boundaries (latitude and longitude of the end points) 19°16'57.92"N 72°53'1.63"E to the North 19°16'52.49"N 72°53'3.81"E to the South 19°16'55.11"N 72°53'6.33"E to the East 19°16'54.30"N 72°53'1.61"E to the West, situated on the Plot bearing Survey / Hissa No. 110/1 (pt.), 224/1A (pt.) & 1B (pt.), 26/7, 26/8 (pt.), of Village Ghodbundar, Taluka – Thane, District – Thane, PIN – 401107.

Sir,

I, Rajesh Khandeparkar (M/s. URBDES) have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of the building “JP North Celeste” of the Rera Real Estate Project “JP North Celeste”, being developed by JP Infra (Mumbai) Pvt. Ltd, admeasuring approximately 11,500.60 sq.mts, situated on the Plot bearing Survey / Hissa No. 110/1 (pt.), 224/1A (pt.) & 1B (pt.), 26/7, 26/8 (pt.), of Village Ghodbundar, Taluka – Thane, District – Thane, PIN – 401107.

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

1. Shri Rajesh Khandeparkar (M/s. URBDES) as Licensed Surveyor.
2. Shri Umesh Joshi (M/s.- J+W Structural Consultants LLP) as Structural Consultant
3. Shri Anand Joshi (M/s.- S.N. Joshi Consultants) as MEP Consultant
4. Shri Mahavir Thakan as Site Supervisor
5. Shri Tushar Lad as Engineer / QS for RERA Certification.

Based on Site Inspection, with respect to the aforesaid “JP North Celeste” Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the “JP North Celeste” of the Real Estate Project as applied for under Maha RERA 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
"JP North Celeste"

S.N	Description of Task Activity of Said Project	Wing A	Wing B	Wing C	Average
1	Excavation	100%	100%	100%	100%
2	Plinth -RCC	100%	100%	100%	100%
3	Podiums-RCC	NA	NA	NA	NA
4	Stilt Floor (Part stilt + Part ground) -RCC	100%	100%	100%	100%
5	16 number of slabs of Superstructure- RCC	54%	53%	61%	56%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				7%
a	Internal walls (Block work)	34%	34%	34%	
b	Internal plaster (Gypsum & cement plaster)	3%	3%	3%	
c	Flooring	0%	0%	0%	
d	Doors	0%	0%	0%	
e	Windows	0%	0%	0%	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises				0%
a	Plumbing works inside the flat	0%	0%	0%	
b	CP/Sanitary fixing within the flat	0%	0%	0%	
c	Electrical works inside the flat	0%	0%	0%	
d	Electrical fittings inside the flat	0%	0%	0%	
8	Finishing of Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks				0%
a	Staircase Finishes	0%	0%	0%	
b	Lift wells Finishes	0%	0%	0%	
c	Lift lobby Finishes	0%	0%	0%	
d	Overhead tank	0%	0%	0%	
e	Underground tank	0%	0%	0%	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing				1%
a	External plumbing	0%	0%	0%	
b	External plaster	3%	8%	0%	
c	Elevation- External painting	0%	0%	0%	
d	Terraces WP	0%	0%	0%	

Signature

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%
a	Installation of lifts	0%	0%	0%	
b	Water pumps	0%	0%	0%	
c	Fire fighting	0%	0%	0%	
d	Electrical fittings in common area	0%	0%	0%	
e	Entrance lobby	0%	0%	0%	
f	Compound wall	0%	0%	0%	
g	Finishes of Stilts	0%	0%	0%	

TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage work done	Details
1	Internal Roads & Footpath	Yes	0%	
2	Water Supply	Yes	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)		0%	
a	Chambers	Yes	0%	
b	Lines	Yes	0%	
c	Septic tank	No	NA	
d	STP	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	Yes	22%	
8	Treatment and disposal of sewage and sullage water	Yes	0%	
9	Solid Waste management & Disposal	Yes	0%	
10	Water conservation, Rain water harvesting	Yes	0%	
11	Energy management	Yes	0%	
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub-station, receiving station		0%	
a	Meter room	Yes	0%	

b	Sub-station	Yes	0%	
c	Receiving station	No	NA	
14	Aggregate area of recreational open space	Yes	0%	
15	Open Parking	Yes	0%	
16	Covered Parking podium building	Yes	0%	

Yours Faithfully
For URBDES



(R. R. Khandeparkar)

(License No. 4306/2016-17 dated 02.01.2017)