D. M. Dalvi & Associates

Architects Engineers
Surveyors &
Govt.Valuers

'D' Block, First Floor, Zojwala Shopping Centre, Sahajanand Chowk, Agra Road, Kalyan (W) 421 301.
Tel.: (0251) 2321871, 2321172 Fax : (0251) 2323276 e-mail : dm_dalvi@yahoo.co.in

ARCHITECT'S CERTIFICATE

To,

Date : 29.06.2024

Stalwart Impex Pvt. Ltd.,
Jayant Krupa, Plot No. F-66, Gr. Floor,
Behind Mother Teresa School, Sector -9,
Airoli, Navi Mumbai-400708

Usha Construction Co.
C-21, Mahavir Jyot Bldg.,
V.B.Lane, Ghatkoper(East),
Mumbai – 77.

Subject : Certificate of Percentage of completion of construction of 5 Nos. of Buildings of the project USHA KIRAN WING E1,E2,E3 situated on plot area admeasuring 39911.83 sq.meters including, all those pieces and parcels of land lying, being and situate at village Kharvai (Kulgoan Badlapur), Taluka Ambernath, within the limits of the Kulgaon Badlapur Municipal Council bearing

S. No.	Hissa No.	Area (Sq. mtrs)
3	2,3,4,5,7(P),8,9,10	39911.83

demarcated by its boundaries

Corner No	Latitude	Longitude	Description
North	19°08'48.26" N	73°14'45.10'' E	S.no.2
South	19°08'42.95" N	73°14'45.78'' E	Joveli Village
East	19°08'45.08" N	73°14'49.33'' E	S.no.2, aquarium & science centre reservation
West	19°08'46.45" N	73°14'40.64'' E	S.no.7

Sir,

I, Dilip M. Dalvi , (D Block, First floor, Zojwala Shopping Centre, Sahajanand Chowk, Agra Road, Kalyan (w)) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 5 Nos. of Buildings of the project USHA KIRAN WING E1,E2,E3 situated on plot area admeasuring 39911.83 sq.meters including, all those pieces and parcels of land lying, being and situated at village Kharvai (Kulgoan Badlapur), Taluka Ambernath, within the limits of the Kulgaon Badlapur Municipal Council bearing S. No. 3, H.no. 2,3,4,5,7(P),8,9,10.

Following technical professionals are appointed by Usha Construction Co:-

(i) Shri. Dilip M Dalvi as Architect

(ii) Shri. Arvind Patel as Structural Consultant

(iii) MEP Consultant not Appointed

(iv) Shri. Suresh Patel as Project Supervisor

Based on Site Inspection, with respect to each of the Building type of the aforesaid Real Estate Project, I certify that as on date of this certificate, the percentage of the work done for each building type of the Real Estate Project as registered vide number No. KBMC/NRV/BP/1837-276/2014-15 dated 09.03.2015 of Kulgaon Badlapur Municipal Council 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 No./ Name – Usha Kiran - Type - E1,E2,E3

Sr. No.	Task/Activity	Percentage of work done
1.	Excavation	100%
2.	X number of Basement (s) & Plinth	100%
3.	_____number of Podiums	NA

4.	Ground Floor	100%
5.	x number of Slabs of Super structure for Building	100%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	100%
7.	Sanitary Fitting within the Flat/Premises, Electrical Fitting within the Flat/Premises	100%
8.	Staircase, 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 water proofing of the Building/Wing,	100%

Table A

TABLE – B

Internal & External Development work in respect of the entire Registered Phase

Building No./ Name - Usha Kiran

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads and Footpaths	Yes	80%	
2.	Water Supply	Yes	E1,E2,E3 - 100%	
3.	Sewerage (chamber, lines, septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	100%	
5.	Landscaping and Tree Planting	Yes	70%	

6.	Street Lighting	Yes	70%	
7.	Community Buildings	Yes	40%	
8.	Treatment and disposal of sewage and sullage water	No	**NA**	NA
9.	Solid Waste management & Disposal	No	**NA**	NA
10.	Water conservation, Rain water harvesting	Yes	100%	
11.	Energy Management	No	**NA**	NA
12.	Fire protection and fire safety requirements	Yes	E1,E2,E3 – 100%	
13.	Electrical meter room, sub-station, receiving station	Yes	70%	

Yours faithfully,

For D.M.Dalvi & Associates,

for D. M. Dalvi

CA/76/2398

For USHA CONSTRUCTION CO.

Partner