

De-con Associates

Architects, Regd. Valuers
Engineers, Interior Designers

304, Vardhaman Shopping Centre, 3rd Floor, Manpada Road, Dombivli (E) 421 201.
Shop No. 1, Rajshree Tower, Rambaug Lane No. 6, Kalyan (W) 421 304.

FORM 1
[see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 28.07.2017

To,
M/S. Diksha Developers,
Malhar venu, shop No.2
B-wing, Mahatma phule road,
Garibacha Wada, Dombivli West.

Subject : Certificate of Percentage of Completion of Construction Work of Building No 1 A & B - Wing of the Project Sajjan Heights [MahaRERA Registration Number] situated on the Plot bearing Survey No. 164 & 29 Hissa No. 6 demarcated by its boundaries (latitude and longitude of the end points) 6.00 M.wide internal Road H.No.2 & 3,4 to the North, New Survey No. 29 (Old Survey No. 164) Hissa No. 7 & 10 to the South, New Survey No. 31 (Old Survey No. 344) Hissa No. 26 to the East, New Survey No. 29 (Old Survey No. 164) Hissa No. 12 & 13 to the West of Division Village Shivajinagar taluka Kalyan District Thane PIN 421202 admeasuring 1920.00 Sq. Mtrs. area being developed by M/s. Diksha Developers.

Sir,

I Mr. Tibin Tonson Thomas Partner of M/s. De-con Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Two Buildings 1 A & B Wings of the Project Sajjan Heights Phase of the Project, situated on the plot bearing Plot bearing Survey No. 164 & 29 Hissa No. 6 of Division Village Shivajinagar taluka Kalyan District Thane PIN 421202 admeasuring 1920.00 Sq. Mtrs. area being developed by M/s. Diksha Developers.

1. Following technical professionals are appointed by Owner / Promoter :—
 - (i) Mr. Tibin Tonson Thomas Partner of M/s. De-con Associates as Architect ;
 - (ii) Mr. Rajesh Thakre as Structural Consultant/RCC Engineer;
 - (iii) Mr. _____ as site supervisor.

Based on Site Inspection, with respect to each of the Wings 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.

For DE-CON ASSOCIATES

Tibin Tonson

TABLE - A
PROJECT – SAJJAN HEIGHTS BLDG NO 1 (A-WING) –DOMBIVLI (W)

Sr. No.	Tasks/ Activity	Percentage of Work done A Wing	Percentage of Work done B Wing
1	Excavation	100%	100%
2	Plinth	100%	100%
3	No. of Podiums	-	-
4	Stilt Floor	60%	100%
5	Two number of Slabs for A Wing and First number of Slabs for B Wing of Super Structure	40%	100%
6	Internal Walls, Internal Plaster, Floorings with in Flats/Premises, Doors and Windows to each of the Flats/ Premises	0%	0%
7	Sanitary Fittings with in the Flat/Premises, Electrical Fittings with in the Flat/Premises	0%	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%	0%
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing	0%	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%	0%

For DE-CON ASSOCIATES

Jili's Jambor
PARTNER

TABLE - B
PROJECT – SAJJAN HEIGHTS BLDG NO 1 (A-WING)-DOMBIVLI (W)
Internal & External Development Works in Respect of the entire Project

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of Work done	Details
1	Internal Roads & Footpaths	Yes	0%	
2	Water Supply	Yes	0%	Water Supply will be provided by KDMC
3	Sewerage (chamber, lines Septic Tank, STP)	Yes	0%	The Building Sewerage will be connected with KDMC underground Sewerage line.
4	Strom Water Drains	No	N.A.	
5	Landscaping & Tree Planting	Yes	0%	Minimum 15 Trees
6	Street Lighting	No	N.A.	
7	Community Buildings	No	N.A.	
8	Treatment and disposal of sewage and suilage water	No	N.A.	Sewage will be discharged/connected with KDMC drainage
9	Solid Waste management & Disposal	No	N.A.	
10	Water conservation, Rain water harvesting	Yes	0%	Rain Water Harvesting
11	Energy management	Yes	0%	Solar System
12	Fire protection and fire safety requirements	Yes	0%	Fire Safety Measures will be installed
13	Electrical meter room, sub-station, receiving station	Yes	0%	1 Electric Meter Room/Space for Each Wing
14	One society office, common Toilet & common entrance lobby	Yes	0%	

Yours Faithfully,
For De-con Associates



Mr. Tibin Tonson Thomas
Partner
(License No. CA/2016/78885)