SUHAS JOSHI
ARCHITECT & INTERIOR DESIGNER

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"OLYMPIA" Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076.

FORM 1

ARCHITECT'S CERTIFICATE

SORRENTO

Date: 01.10.2021

To,
HGP Community Pvt. Ltd.,
514, Dalamal Towers, Nariman Point,
Mumbai 400021.

Subject : Certificate of Percentage of Completion of Construction Work of Residential Building No.2, known as 'SORRENTO' of the present Phase of the Project [MahaRERA Registration Number P51800021706] situated in Sector VI-A, on the Plot bearing CTS No.13A/1/1A/3 (Pt.) & 10B/3 (Pt.) of village Powai, MUMBAI-400076.

Demarcated by its boundaries (latitude and longitude of the endpoints)

(1) 19°7'5.12"N, 72°54'30.67"E
(2) 19°7'4.58"N, 72°54'31.28"E
(3) 19°7'4.46"N, 72°54'31.16"E
(4) 19°7'4.58"N, 72°54'30.54"E
(5) 19°7'4.85"N, 72°54'30.32"E

The 18.30M wide D. P. Road to the NORTH, Grace dieu bungalow to the SOUTH, Amrut Building to the EAST, Recreation Ground to the WEST of Division Konkan, Village Powai, Taluka Kurla, Mumbai Suburban District, Mumbai – 400076, Built up area admeasuring 3950.92 sq.mt. is approved, Built Up Area (BUA) proposed but not to sanctioned, built up area balance is 19.08 sq.mts. & hence the total area 3970.00 sq.mtrs is being developed by HGP Community Pvt.Ltd.

Sir,

I, Suhas Joshi has undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Building No.2, known as 'SORRENTO' of the Project situated in Sector VI-A, on the Plot bearing CTS Nos. 13A/1/1A/3 (Pt.) & 10B/3 (Pt.) of Division Konkan, Village Powai, Taluka Kurla, District Mumbai Suburban, PIN 400076, **Built up area admeasuring 3950.92 sq.mt. is approved and Built Up Area proposed but not to sanctioned is 19.08 sq. mtrs. and hence the total area 3970.00 sq.mtrs is being developed by HGP Community Pvt. Ltd.**

1. Following technical professionals are appointed by HGP Community Pvt. Ltd.:-

(i) Mr. Suhas Joshi as Architect.
(ii) Mr. Hiten R. Mahimtura as Structural Consultant.
(iii) M/s C & G Building Consultancy Pvt. Ltd. as MEP Consultant.
(iv) Mr. Cyrus Pithawalla 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 P51800021706 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

SORRENTO

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basements and Plinth	100%
3	0 number of Podium	–
4	1 Stilt floor	100%
5	23 number of Slabs of Super Structure	65%
6	Internal walls, Internal Plaster, Floorings within flats/ Premises, Door and Windows to each of the flat/ Premises	24%
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	12%
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%

TABLE-B

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

Sr. No	Common areas Facilities and Amenities	Proposed	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	–	–
2.	Water Supply	Yes	0%	Shall be done prior to O.C.
3.	Sewerage (Chamber lines, Septic Tank, STP)	Yes	0%	Shall be done prior to O.C.
4.	Storm Water Drains	Yes	0%	Shall be done prior to O.C.
5.	Landscaping & Tree Planting	Yes	0%	Shall be done prior to O.C.
6.	Street Lighting	No	–	–
7.	Community Buildings	No	–	–
8.	Treatment and Disposal of sewage and sullage water	Yes	0%	Shall be done prior to O.C.
9.	Solid Waste Management & Disposal	Yes	0%	Shall be done prior to O.C.
10.	Water conservation, Rain water harvesting	Yes	0%	Shall be done prior to O.C.
11.	Energy Management	Yes	0%	Shall be done prior to O.C.
12.	Fire protection and fire safety requirements	Yes	0%	Shall be done prior to O.C.
13.	Electrical meter room, sub-station, receiving station	Yes	0%	Shall be done prior to O.C.

DISCLOSURES FOR RERA:

For SORRENTO

- Security Cabin will be provided as per requirements.
- Required RG in the layout will be provided as per site conditions.
- Sewage collection capacity, sump location, UGT &STP locations will be provided as per MEP requirements.
- Elevational features may differ from approved drawings for aesthetic purpose.
- All internal dimensions are from unfinished wall surfaces. Minor variations upto ± 3% in actual carpet areas may occur on account of site conditions/ RCC / finish line / Pali / Dado tiles etc.
- Column sizes /positions at all the floor levels may change due to structural requirements.
- Wall thicknesses may change as per structural requirements.

- Canopy projections may get revised as per site conditions.
- OHT heights may get revised as per requirements.
- Direction or location of Door may revise for better circulation.
- Room names & nomenclatures may differ in brochure & approved plans.
- No. of super structure slab mentioned are as per slabs above ground level & including podium levels, which may be overlapped.
- Service duct may be added as per the Services requirement.

I hereby certify that the certificate for completion of work is based on the information & explanation provided to me, as on 30th September, 2021.

Yours faithfully,

SUHAS JOSHI
ARCHITECT
(CA/84/8625)