AAKAR ARCHITECTS
You Dream It.....We Create It.

Date: 30.04.2022

To,
Vaibhav Realtors,
9 no. Malharrao wadi, D.A. Lane
Kalbadevi , Mumbai-400002

Sub.: Certificate for percentage of completion of construction work of proposed building no. 1 ABC in S.R. project situated on the plot bearing old CTS Nos. 3138 to 3145, 3146, 3146/1 to 12, 3147, 3150, 3150/1 to 9, 3151, 3151/1 to 6 & 3155 and bearing new CTS Nos. 3138A and 3138B of Village: Kolekalyan, Taluka: Andheri, District: M.S.D., Mumbai - 400 055 on gross plot area admeasuring 1936.80 sq.m. being developed by M/s. Vaibhav Realtors.

Sir,

I, Architect Pranav A. Shah of Aakar Architects have undertaken assignment as Liaison Architect for certifying percentage of completion of construction work of the proposed building no. 1 having 3 wings A,B,C in the S.R. project situated on plot bearing old CTS Nos. 3138 to 3145, 3146, 3146/1 to 12, 3147, 3150, 3150/1 to 9, 3151, 3151/1 to 6 & 3155 and new CTS Nos. 3138A and 3138B of Village: Kolekalyan, Taluka: Andheri, District: M.S.D. situated in H/E ward, Santacruz (E), Mumbai-400 055 being developed by M/s. Vaibhav Realtors.

Based on site inspection, with respect to the proposed building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for the building of the Real Estate Project as registered 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

BUILDING No. 1 Wings A, B & C		
Sr. No.	**Task / Activity**	**Percentage of work done**
1	Excavation	100%
2	Number of Basement and Plinth	100%
3	Number of podiums	NA
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	95%
6	Internal walls, Internal plaster, Flooring within flats / premises, doors and windows to each of the flat / premises	60%
7	Sanitary fittings within the flats / premises	5%
8	Staircases, Lifts wells and lobbies at each floor level connecting staircases and Lifts ,Overhead and Underground Water Tanks	90%

9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building	60%
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 of 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	10%

TABLE -B

Common Area (Internal and External Development Works) in respect of the entire Registered Phase

Sr. No.	Common areas and Facilities / Amenities	Proposed (Yes/No)	Percentage of actual work done (As on date of this certificate)	Details
1	Internal Roads & Footpath	NA	-	-
2	Water Supply	Yes	25%	-
3	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	10%	-
4	Storm Water Drains	Yes	10%	-
5	Landscaping & Tree Planting	Yes	0%	-
6	Street lighting	NA	-	-
7	Community Buildings	NA	-	-
8	Treatment and disposal of sewage and sullage water	NA	-	-
9	Solid Waste Management & disposal	NA	-	-
10	Water Conservation, Rain water harvesting	Yes	0%	-
11	Energy Management	NA	-	-
12	Fire Protection & Fire safety requirement	NA	-	-
13	Electrical meter room, Substation, receiving station	Yes	70%	-

Regards,

Architect Pranav A. Shah of Aakar Architects
(B. ARCH., A.I.I.A., Regd. C.O.A.)
COA Reg. No. CA/98/23873

Agreed & Accepted by:

Promoter: Mr. Ruchir V. Jain Partner of Vaibhav Realtors
Owner & Promoter