

FORM 1

ARCHITECT'S CERTIFICATE

Date: 30th June, 2021.

To,

JPV Realtors Pvt. Ltd.

7th & 8th Floor, Jet Prime,
Suren Road, Near WEH Metro Station,
Andheri - Kurla Road, Andheri (East),
Mumbai-400093.

Subject : Certificate of Percentage of completion of Construction Work of building Called as Pratap Oasis situated on CTS No. 307/86 & CTS NO. 307/87, demarcated by its boundaries CTS No. 307/82 & CTS No. 307/83 to the North, CTS No. 307/93 & CTS No. 307/94 to the South, Municipal Road to the East and West, of Village Valnai, Taluka - Borivali, District Mumbai, Pin code 400064, admeasuring cumulatively 980.60 Sq. Mt area being developed by **JPV Realtors Pvt. Ltd.**

Reference: MahaRERA Registration Number "**P51800023003**"

Sir,

I, Shri Bhavin Modi, has undertaken assignment as Architect/Licensed Surveyor for Certifying Percentage of Completion of Construction Work of building Called as Pratap Oasis situated on CTS No. 307/86 & CTS NO. 307/87, demarcated by its boundaries CTS No. 307/82 & CTS No. 307/83 to the North, CTS No. 307/93 & CTS No. 307/94 to the South, Municipal Road to the East and West, of Village Valnai, Taluka - Borivali, District Mumbai, Pin code 00064, admeasuring cumulatively 980.60 Sq. Mt. area being developed by **JPV Realtors Pvt. Ltd.**

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

1. **Shri Bhavin Modi** as Architect.
2. **Shri Hiren Tanna** as Structural Consultant.
3. **Shri Hitendra Mehta** as Site Supervisor.
4. **Shri Jayesh Vyas** as Quantity Surveyor.

Based on Site Inspection, with respect to the 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 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

Sr.No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Plinth	100%
3	Podium	N.A.
4	Stilt floor	100%
5	16 number of Slabs (15 th floors)of Super Structure	45%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
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	45%
9	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 and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads& Footpath	NO	-	-
2	Water Supply	YES	0%	-
3	Sewerage (chamber, lines, Septic Tank , STP)	YES	60%	-
4	Storm Water Drains	YES	0%	-
5	Landscaping & Tree Planting	NO	-	-
6	Street Lighting	NO	-	-
7	Community Buildings	NO	-	-
8	Treatment and disposal of sewage and sullage water	NO	-	-
9	Solid Waste management & Disposal	NO	-	-
10	Water conservation, Rain water harvesting	YES	50%	-
11	Energy management	NO	-	-
12	Fire protection and fire safety requirements	YES	0%	-
13	Electrical meter room, sub-station, receiving station	YES	0%	-
14	Additional Features	NA	-	-
15	Additional Features	NA	-	-

Architect and Planner

Ar. Bhavin Modi

Ar. Madhura Bhavin Modi

Yours Faithfully,



Signature & Name of Architect

SHRI BHAVIN ARVIND MODI

(License No. CA/2002/28864)