

B.J. IRANI  
B ARCH (BOM) MARCH (McG) AIIA

N.J. IRANI  
G.D ARCH AIIA



IRANI ARCHITECTS

Ref.

Date 14<sup>th</sup> February '23

**Annexure A**

**FORM 1**

**[See Regulation 3]**

**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Regulation of Ongoing Project and for withdrawal of Money from  
Designated Account)

To,

The VGM Projects LLP,  
Mittal Tower, 17<sup>th</sup> Floor,  
210 Nariman Point,  
Mumbai – 400021.

**Subject: Certificate of Percentage of Completion Work of Mittal Cove having Maha  
RERA Registration Number P51800023064 (Only Applicable after project  
Registration) being developed by VGM Projects LLP.**

Sir,

I Bohman Jamshed Irani have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of Mittal Cove having Maha RERA Registration Number P51800023064 (Only Applicable after Project Registration, being developed by VGM Projects LLP.

Based on Site Inspection, with respect to layout/ 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 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.

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Arthur Bunder Road,  
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**TABLE-A1**

Layout/Building/Wing Number A (to be prepared separately for each Layout /Building/Wing of the Project)

| Sr. No. (1) | Task / Activity (2)                                                                                                                                                                                                                                                                                                                               | Percentage of Actual Work Done (As on date of the Certificate) (3) |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 1.          | Excavation                                                                                                                                                                                                                                                                                                                                        | 100%                                                               |
| 2.          | Basements (if any)                                                                                                                                                                                                                                                                                                                                | N. A.                                                              |
| 3.          | Podiums (if any)                                                                                                                                                                                                                                                                                                                                  | N. A.                                                              |
| 4.          | Plinth                                                                                                                                                                                                                                                                                                                                            | 100%                                                               |
| 5.          | Stilt Floor                                                                                                                                                                                                                                                                                                                                       | 100%                                                               |
| 6.          | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                          | 100%                                                               |
| 7.          | Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises                                                                                                                                                                                                                                                              | 60%                                                                |
| 8.          | Sanitary Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                        | 50%                                                                |
| 9.          | Staircases, Lifts, Walls and Lobbies at each Floor level Overhead and Underground Water Tanks                                                                                                                                                                                                                                                     | 55%                                                                |
| 10.         | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                 | 60%                                                                |
| 11.         | Installation of Lifts, Water Pumps, Fire Fighting and Equipment as per CFO NOC, Electrical Fittings, Mechanical equipment, compliance to condition of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirement of Sale. Any other activities. | 20%                                                                |

**TABLE-A2**

Layout/Building/Wing Number B (to be prepared separately for each Layout /Building/Wing of the Project)

| Sr. No. (1) | Task / Activity (2)                                                                                               | Percentage of Actual Work Done (As on date of the Certificate) (3) |
|-------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 1.          | Excavation                                                                                                        | 100%                                                               |
| 2.          | Basements (if any)                                                                                                | N. A.                                                              |
| 3.          | Podiums (if any)                                                                                                  | N. A.                                                              |
| 4.          | Plinth                                                                                                            | 100%                                                               |
| 5.          | Stilt Floor                                                                                                       | 100%                                                               |
| 6.          | Slabs of Super Structure                                                                                          | 100%                                                               |
| 7.          | Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises                              | 60%                                                                |
| 8.          | Sanitary Fittings within the Flat/Premises                                                                        | 50%                                                                |
| 9.          | Staircases, Lifts, Walls and Lobbies at each Floor level Overhead and Underground Water Tanks                     | 55%                                                                |
| 10.         | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing | 60%                                                                |
| 11.         | Installation of Lifts, Water Pumps, Fire Fighting and Equipment as per CFO NOC, Electrical Fittings, Mechanical   | 20%                                                                |

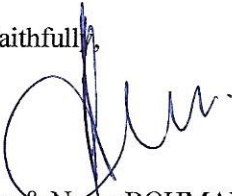
|                                                                                                                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| equipment, compliance to condition of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirement of Sale. Any other activities. |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**TABLE-B**

**Common Areas (Internal and External Development Works) in respect of the Registered Phase/Project Number**

| Sr. No.<br>(1) | Common areas and Facilities<br>(2)                      | Proposed<br>(Yes / No)<br>(3) | Percentage of Actual<br>Work Done<br>(As on date of the<br>Certificate)<br>(4) | Details<br>(5) |
|----------------|---------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------|----------------|
| 1.             | Internal Roads & Footpaths                              | N                             | -                                                                              |                |
| 2.             | Water Supply                                            | Y                             | 55%                                                                            |                |
| 3.             | Sewerage (Chamber, Lines, Septic Tank, STP).            | Y                             | 50%                                                                            |                |
| 4.             | Storm Water Drains                                      | Y                             | 30%                                                                            |                |
| 5.             | Landscaping & Tree Planting                             | Y                             | 60%                                                                            |                |
| 6.             | Street Lighting                                         | Y                             | -                                                                              |                |
| 7.             | Community Building                                      | N                             | -                                                                              |                |
| 8.             | Treatment and disposal of sewage and sullage water.     | N                             | -                                                                              |                |
| 9.             | Solid Waste Management & Disposal                       | Y                             | -                                                                              |                |
| 10.            | Water conservation/<br>Rain water harvesting            | Y                             | 70%                                                                            |                |
| 11.            | Energy management                                       | N                             | -                                                                              |                |
| 12.            | Fire protection and fire safety requirements            | Y                             | 55%                                                                            |                |
| 13.            | Electricals meter room, sub-station, receiving station. | Y                             | 50%                                                                            |                |
| 14.            | Others (Option to Add more).                            | -                             | -                                                                              |                |

Yours Faithfully,



Signature & Name BOHMAN JAMSHED IRANI

L.S./Architect

(License No.CA/84/7946)

Agreed and accepted by:

Signature of Promoter

Name: