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

N.J.IRANI
G.D.ARCH AIIA

IRANI ARCHITECTS

Ref.

Date 15/07/2023

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, 17th Floor,
210 Nariman Point,
Mumbai – 400021.

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

Sir,

I/We Bohman Jamshed Irani have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction work of Mittal Cove having MahaRERA 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 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.

2/33, Kamal Mansion,
Arthur Bunder Road,
Colaba, Mumbai - 400 005.
Tel.: 2284 0961 / 2282 2912
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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	95%
8.	Sanitary Fittings within the Flat/Premises	50%
9.	Staircases, Lifts, Walls and Lobbies at each Floor level Overhead and Underground Water Tanks	80%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	90%
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.	50%

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	95%
8.	Sanitary Fittings within the Flat/Premises	50%
9.	Staircases, Lifts, Walls and Lobbies at each Floor level Overhead and Underground Water Tanks	90%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	90%
11.	Installation of Lifts, Water Pumps, Fire Fighting and Equipment as per CFO NOC, Electrical Fittings, Mechanical	85%

	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. (1)	Common areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	N	-	
2.	Water Supply	Y	95%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP).	Y	95%	
4.	Storm Water Drains	Y	95%	
5.	Landscaping & Tree Planting	Y	75% existing	
6.	Street Lighting	Y	-	
7.	Community Building	N	-	
8.	Treatment and disposal of sewage and sullage water.	N	-	
9.	Solid Waste Management & Disposal	Y	90%	
10.	Water conservation/ Rain water harvesting	Y	90%	
11.	Energy management	N	-	
12.	Fire protection and fire safety requirements	Y	90%	
13.	Electricals meter room, sub-station and receiving station.	Y	90%	
14.	Others (Option to Add more).	-	-	

Yours Faithfully,

Signature & Name BOHMAN JAMSHED IRANI

of L.S/Architect

(License No. CA/84/7946)

Agreed and Accepted by:

Signature of Promoter

Name: