FORM 1 [See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date : November 21,2019

To,
Mr. Cyrus L. Mody, Designated Partner,
M/s. SIMBA PROPERTIES LLP,
Plot No.87/83, 2nd floor, Stadium House Block I,
Veer Nariman Road, Churchgate,
Mumbai –400 020.

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building comprising Residential Units in A Wing of the **Third** Phase of the Project [MahaRERA Registration Number is now applied for] situated on the Plot bearing CTS No. 809/A/1/6 & 809/A/1/7 of village Poisar demarcated by its boundaries 27.45m Wide D. P. Road to the North, CTS No.809/A/1/8, CTS No 809/A/1/10 & CTS No. 809/A/1/11 to the South 30.00m Wide D. P. Road to the East CTS No.809/A/1/5 to the West of Division- Village - Poisar, Taluka - Borivali, District - Mumbai Suburban PIN 100101 admeasuring 6362.40 Sq. m. or thereabout area being developed by M/s. SIMBA PROPERTIES LLP (earlier M/s. BREDCO) C.A. to Owners M/s.NANABHOY JEEJEEBHOY PVT. LTD.

Sir,

I Shri. Vilas M. Nagalkar of M/s.4Site Architects have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of One No. of Building comprising Residential Units in A Wing of the Third Phase of the Project situated on the Plot bearing CTS No.809/A/1/6 & 809/A/1/7 of village Poisar of Division- Village - Poisar, Taluka - Borivali, District - Mumbai Suburban PIN 100101 admeasuring, 6362.40Sq. m. or thereabout area being developed by M/s. SIMBA PROPERTIES LLP (earlier M/s.BREDCO) C.A. to Owners M/s. NANABHOY JEEJEEBHOY PVT. LTD.

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

   (i) Shri Vilas M. Nagalkar of M/s.4Site Architects as Architect;
   (ii) Shri Ashwin M. Gade of M/s.KPM Engineering as Structural Consultant
   (iii) Shri Mitesh Bhavdekar of M/s.KPM Engineering as MEP Consultant
   (iv) Shri / Sanjay S. Rane as Licensed 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 not yet registered 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

Building / comprising Residential Units in A Wing *(to be prepared separately for each Building /Wing of the Project)*

Sr. No.	Tasks /Activity	Percentage of work done
1.	Excavation	-Nil-
2.	Two Number of Basement(s) and Plinth (in Phase One)	-Nil-
3.	Ground (part) & Stilts(part) Floor (in Phase One)	-Nil-
4.	Five Number of Podiums/Parking Floors	-Nil-
5.	Thirty Nine Number of Slabs of Super Structure	-Nil-
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-Nil-
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	-Nil-
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-Nil-
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	-Nil-
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments 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	-Nil-

B-101, Sapphire Enclave, Plot No. 22, Jawahar Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.
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Table-B

Internal and 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 & Footpaths (Comp. Paving	Yes	-Nil	Compound paving except LOS
2.	Water Supply	Yes	-Nil	Supply by MCGM
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	-Nil-	STP common for all development
4.	Storm Water Drains	Yes	-Nil-	As per MCGM norms / Remarks
5.	Landscaping & Tree Planting	Yes	-Nil	common for all development
6.	Street Lighting	Yes	-Nil-	common for all development
7.	Community Buildings/ Fitness Center (in Wing 3)	Yes	-Nil-	Fitness Center common for all residential development
8.	Treatment & disposal of sewage & sullage water	Yes	-Nil-	common for all development
9.	Solid Waste management & Disposal	Yes	-Nil-	common for all development
10.	Water conservation, Rain water harvesting	Yes	-Nil	common for all development
11.	Energy management	Yes	-Nil-	common for all development
12.	Fire Protection and fire safety requirements	Yes	-Nil-	common for all development
13.	Electrical meter room, sub-station, receiving station	Yes	-Nil	Will be provided as necessary common for all development
14.	Proposed Public parking / Retail market to be handed over to MCGM at any location in larger property	Yes	-Nil-	Final Approval is in Process
15.	Aggregate area of Recreation/Layout Open Space	Yes	-Nil	common for all development as per MCGM norms

Yours Faithfully,

Vilas Murlidhar Nagalkar

Digitally signed by Vilas Murlidhar Nagalkar
Date: 2021.01.21 13:01:01 +05'30'

(VILAS NAGALKAR)

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