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 : January 12, 2021

To,
Mr. Cyrus J. Mody, Designated Partner,
M/s. SIMBA PROPERTIES LLP,
Plot No.81/83, 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 P51800023183] situated on the Plot bearing CTS No. 809A/1/1/6 & 809A/1/1/7 of village Poisar demarcated by its boundaries 27.45m Wide D. P. Road to the North, CTS No.809A/1/1/8, CTS No.809A/1/1/10 & CTS No. 809A/1/1/11 to the South 36.60m Wide D. P. Road to the East CTS No.809A/1/1/5A to the West of Division- Village - Poisar, Taluka - Borivali, District - Mumbai Suburban PIN 400101 admeasuring 6506.10 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.809A/1/1/6 & 809A/1/1/7 of village Poisar of Division- Village - Poisar, Taluka - Borivali, District - Mumbai Suburban PIN 400101 admeasuring 6506.10Sq.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 Achyut Watve of M/s.JW Consultants LLP as Structural Consultant
   (iii) Shri Birju Patel of M/s.MEP Consulting Engineers 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 31st December 2020 ~~the date of this certificate~~, the Percentage of Work done for each of the building/Wing of the Real Estate Project as P51800023183 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.

B-101, Sapphire Enclave, Plot No. 22, Jawahar Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.
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Table A FOR P51800023183

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** a) Shore Piles b) Excavation	**59.10%** *(Based on following sub-item%)* a) 100.0 % *(As Completed 150 out of 150Nos.)* b) 18.20 % *(As Completed 1800 of 9890Cu.m)*
2.	**Two Number of Basement(s) and Plinth** a) Basement Raft Slab & Foundations b) Lower Basement & ceiling/top Slab c) Upper Basement & ceiling/top Slab/plinth	**-Nil- %** *(Based on following sub-item%)* a) – Nil -- % b) – Nil -- % c) – Nil -- %
3.	**Ground(pt) & Stilts(pt) Floor** Overall	**-Nil- %**
4.	**Five Number of Podiums/ Parking Floors** a) 1st Podium/parking Floor & ceiling b) 2nd Podium/Parking Floor c) 3rd Podium/Parking Floor d) 4th Podium/Parking Floor e) 5th Podium/parking Floor	**-Nil- %** *(Based on following sub-item%)* a) – Nil -- % b) – Nil -- % c) – Nil -- % d) – Nil -- % e) – Nil -- %
5.	**Thirty Nine Number of Slabs of Super Structure**	**-Nil- %** *(As Completed 0 out of 39 floors)*
6.	**Sub-structure Works:** a) Internal walls, b) Internal Plaster, c) Floorings within Flats/Premises, d) Doors & Windows to each of the Flat/Premises	**-Nil- %** *(Based on following sub-item%)* a) – Nil -- % *(As Completed 0 out of xx floors)* b) – Nil -- % *(As Completed 0 out of xx Units)* c) – Nil -- % *(As Completed 0 out of xx Units)* d) – Nil -- % *(As Completed 0 out of xx Units)*
7.	**Internal Installations Works:** a) Sanitary Fittings within the Flat/Premises, b) Electrical Fittings within the Flat/Premises	**-Nil- %** *(Based on following sub-item%)* a) – Nil -- % *(As Completed 0 out of xx Units)* b) – Nil -- % *(As Completed 0 out of xx Units)*
8.	**Common Area Works:** a) Staircases/Railing, floor finishing work at each Floor level b) Lifts Wells and Lobbies at each Floor level connecting Staircase and Lifts c) Overhead Tanks and d) Underground Water Tanks	**-Nil- %** *(Based on following sub-item%)* a) – Nil -- % *(As Completed 0 out of xx floors)* b) – Nil -- % *(As Completed 0 out of xx floors)* c) – Nil -- % *(As Completed 0 out of xx Tanks)* d) – Nil -- % *(As Completed 0 out of xx Tanks)*

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Table A *FOR P51800023183 continued/-.....*

9.	**Structure's External Finishing Works:** a) The External plumbing & b) & External plaster c) Elevation Features/finishing/treatment d) Completion of terraces with waterproofing of the Building/Wing.	**-Nil- %** *(Based on following sub-item%)* a) – Nil -- %*(As Completed 0 out of xx Shafts)* b) – Nil -- % *(As Completed 0 out of xx Side/flrs)* c) – Nil -- % *(As Completed 0 out of xx Side/flrs)* d) – Nil -- %
10.	**Phase's Ancillary Works :** a) Installation of lifts, b) water pumps, c) Fire Fighting Fittings and Equipment as per CFO NOC, d) Electrical fittings to Common Areas e) electro, mechanical equipment, f) Compliance to conditions of environment/CRZ NOC, g) Finishing to entrance lobby/s h) plinth protection, paving of areas appurtenant to Building/Wing, i) Compound Wall and j) all other requirements as may be required to Obtain Occupation /Completion Certificate	**-Nil- %** *(Based on following sub-item%)* a) – Nil -- % *(As Completed 0 out of xx Nos)* b) – Nil -- % *(As Completed 0 out of xx Nos)* c) – Nil -- % *(As Completed 0 out of xx floors)* d) – Nil -- % *(As Completed 0 out of xx floors)* e) – Nil -- % *(As Completed 0 out of xx floors)* f) – Nil -- % g) – Nil -- % h) – Nil -- % *(As Completed 0 out of xx Sides)* i) – Nil -- % *(As Completed 0 out of xx Sides)* j) – Nil -- %

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Table-B FOR P51800023183

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 Centre in Wing B	Yes	-Nil-	Fitness Centre 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: 2021.01.12 12:09:09 +05'30'

(VILAS NAGALKAR)

ARCHITECT-CA/98/23224

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