**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 : April 08, 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 March 2021 ~~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.



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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**<br>a) Shore Piles<br>b) Excavation | **100%** *(Based on following sub-item%)*<br>a) 100.0 % *(As Completed 150 out of 150Nos.)*<br>b) 100.0 % *(As Completed 9890 of 9890Cu.m)* |
| 2. | **Two Number of Basement(s) and Plinth**<br>a) Basement Raft Slab & Foundations<br>b) Lower Basement & ceiling/top Slab<br>c) Upper Basement & ceiling/top Slab/plinth | **-Nil- %** *(Based on following sub-item%)*<br>a) – Nil -- %<br>b) – Nil -- %<br>c) – Nil -- % |
| 3. | **Ground(pt) & Stilts(pt) Floor**<br>Overall | **-Nil- %** |
| 4. | **Five Number of Podiums/ Parking Floors**<br>a) 1st Podium/parking Floor & ceiling<br>b) 2nd Podium/Parking Floor<br>c) 3rd Podium/Parking Floor<br>d) 4th Podium/Parking Floor<br>e) 5th Podium/parking Floor | **-Nil- %** *(Based on following sub-item%)*<br>a) – Nil -- %<br>b) – Nil -- %<br>c) – Nil -- %<br>d) – Nil -- %<br>e) – Nil -- % |
| 5. | **Thirty Nine Number of Slabs of Super Structure** | **-Nil- %** *(As Completed 0 out of 39 floors)* |
| 6. | **Sub-structure Works:**<br>a) Internal walls,<br>b) Internal Plaster,<br>c) Floorings within Flats/Premises,<br>d) Doors & Windows to each of the Flat/Premises | **-Nil- %** *(Based on following sub-item%)*<br>a) – Nil -- % *(As Completed 0 out of xx floors)*<br>b) – Nil -- % *(As Completed 0 out of xx Units)*<br>c) – Nil -- % *(As Completed 0 out of xx Units)*<br>d) – Nil -- % *(As Completed 0 out of xx Units)* |
| 7. | **Internal Installations Works:**<br>a) Sanitary Fittings within the Flat/Premises,<br>b) Electrical Fittings within the Flat/Premises | **-Nil- %** *(Based on following sub-item%)*<br>a) – Nil -- % *(As Completed 0 out of xx Units)*<br>b) – Nil -- % *(As Completed 0 out of xx Units)* |
| 8. | **Common Area Works:**<br>a) Staircases/Railing, floor finishing work at each Floor level<br>b) Lifts Wells and Lobbies at each Floor level connecting Staircase and Lifts<br>c) Overhead Tanks and<br>d) Underground Water Tanks | **-Nil- %** *(Based on following sub-item%)*<br>a) – Nil -- % *(As Completed 0 out of xx floors)*<br>b) – Nil -- % *(As Completed 0 out of xx floors)*<br>c) – Nil -- % *(As Completed 0 out of xx Tanks)*<br>d) – Nil -- % *(As Completed 0 out of xx Tanks)* |



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

| | | |
|---|---|---|
| **9.** | **Structure's External Finishing Works:**<br>a) The External plumbing &<br>b) & External plaster<br>c) Elevation Features/finishing/treatment<br>d) Completion of terraces with waterproofing of the Building/Wing. | **-Nil- %** *(Based on following sub-item%)*<br><br>a) – Nil -- %*(As Completed 0 out of xx Shafts)*<br>b) – Nil -- % *(As Completed 0 out of xx Side/flrs)*<br>c) – Nil -- % *(As Completed 0 out of xx Side/flrs)*<br>d) – Nil -- % |
| **10.** | **Phase's Ancillary Works :**<br>a) Installation of lifts,<br>b) water pumps,<br>c) Fire Fighting Fittings and Equipment as per CFO NOC,<br>d) Electrical fittings to Common Areas<br>e) electro, mechanical equipment,<br>f) Compliance to conditions of environment/CRZ NOC,<br>g) Finishing to entrance lobby/s<br>h) plinth protection, paving of areas appurtenant to Building/Wing,<br>i) Compound Wall and<br>j) all other requirements as may be required to Obtain Occupation /Completion Certificate | **-Nil- %** *(Based on following sub-item%)*<br>a) – Nil -- % *(As Completed 0 out of xx Nos)*<br>b) – Nil -- % *(As Completed 0 out of xx Nos)*<br>c) – Nil -- % *(As Completed 0 out of xx floors)*<br><br>d) – Nil -- % *(As Completed 0 out of xx floors)*<br>e) – Nil -- % *(As Completed 0 out of xx floors)*<br>f) – Nil -- %<br><br>g) – Nil -- %<br>h) – Nil -- % *(As Completed 0 out of xx Sides)*<br><br>i) – Nil -- % *(As Completed 0 out of xx Sides)*<br>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
DN: c=IN, o=Personal, postalCode=400104, st=Maharashtra, 2.5.4.20=94b99c606533cda67eb67b6d0ec277c5accf87b552f31f4c4433baa715d06d80, pseudonym=7397F74EF9D6250329240056 15D0EA1440 1A7F2D, serialNumber=7B6B0CF4B7778FF8D9B80AA4B5B68S1F31088216EF78CC461CDBE92B1AC1E8A44C, cn=Vilas Murlidhar Nagalkar
Date: 2021.04.08 11:49:05 +05'30'

( VILAS NAGALKAR )

ARCHITECT-CA/98/23224



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