



**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, 2<sup>nd</sup> 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 B Wing of the **Second** Phase of the Project [MahaRERA Registration Number is P51800023159] 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 B Wing of the **Second** 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 31<sup>st</sup> March 2021 ~~the date of this certificate~~, the Percentage of Work done for each of the building/Wing of the Real Estate Project as P51800023159 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.

(Page 1 out of 4)

**Table A FOR P51800023159**

Building / comprising Residential units in B Wing (to be prepared separately for each Building /Wing of the Project)

| Sr. No. | Tasks /Activity                                                                                                                                                                                                                                                                       | Percentage of work done                                                                                                                                                                                                                                 |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | <b>Excavation</b><br>a) Shore Piles<br>b) Excavation                                                                                                                                                                                                                                  | <b>100%</b> (Based on following sub-item%)<br>a) –N.A.- % (As Completed -Nil- of Nil- Nos.)<br>b) 100 % (As Completed 8500 of 8500Cu.m)                                                                                                                 |
| 2.      | <b><u>Two</u> Number of Basement(s) and Plinth</b><br>a) Basement Raft Slab & Foundations<br>b) Lower Basement & ceiling/top Slab<br>c) Upper Basement & ceiling/top Slab/plinth                                                                                                      | <b>-Nil- %</b> (Based on following sub-item%)<br>a) – Nil -- %<br>b) – Nil -- %<br>c) – Nil -- %                                                                                                                                                        |
| 3.      | <b><u>Ground(pt) &amp; Stilts(pt) Floor</u></b><br>Overall                                                                                                                                                                                                                            | <b>-Nil- %</b>                                                                                                                                                                                                                                          |
| 4.      | <b><u>Five</u> Number of Podiums/ Parking Floors</b><br>a) 1 <sup>st</sup> Podium/parking Floor & ceiling<br>b) 2 <sup>nd</sup> Podium/Parking Floor<br>c) 3 <sup>rd</sup> Podium/Parking Floor<br>d) 4 <sup>th</sup> Podium/Parking Floor<br>e) 5 <sup>th</sup> Podium/parking Floor | <b>-Nil- %</b> (Based on following sub-item%)<br>a) – Nil -- %<br>b) – Nil -- %<br>c) – Nil -- %<br>d) – Nil -- %<br>e) – Nil -- %                                                                                                                      |
| 5.      | <b><u>Forty</u> Number of Slabs of Super Structure</b>                                                                                                                                                                                                                                | <b>-Nil- %</b> (As Completed 0 out of 40 floors)                                                                                                                                                                                                        |
| 6.      | <b><u>Sub-structure Works:</u></b><br>a) Internal walls,<br>b) Internal Plaster,<br>c) Floorings within Flats/Premises,<br>d) Doors & Windows to each of the Flat/Premises                                                                                                            | <b>-Nil- %</b> (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.      | <b><u>Internal Installations Works:</u></b><br>a) Sanitary Fittings within the Flat/Premises,<br>b) Electrical Fittings within the Flat/Premises                                                                                                                                      | <b>-Nil- %</b> (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.      | <b><u>Common Area Works:</u></b><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                                           | <b>-Nil- %</b> (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) |

(Page 2 out of 4)

**Table A FOR P51800023159 continued/-.....**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.  | <b>Structure's External Finishing Works:</b><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.                                                                                                                                                                                                                                                                                            | <b>-Nil- %</b> (Based on following sub-item%)<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. | <b>Phase's Ancillary Works :</b><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 | <b>-Nil- %</b> (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>d) – Nil -- % (As Completed 0 out of xx floors)<br>e) – Nil -- % (As Completed 0 out of xx floors)<br>f) – Nil -- %<br>g) – Nil -- %<br>h) – Nil -- % (As Completed 0 out of xx Sides)<br>i) – Nil -- % (As Completed 0 out of xx Sides)<br>j) – Nil -- % |

(Page 3 out of 4)



**Table-B FOR P51800023159**

**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                                                                | 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

( VILAS NAGALKAR )

ARCHITECT-CA/98/23224

(Page 4 out of 4)