Ketan H. Mehta
D.E. (Const.)
ENGINEERS & Lic. SURVEYOR

1st Floor, Acme Shopping Arcade, Sona Theatre compound, Trikamdas Road, Kandivali (W), Mumbai- 400 067. Tel. -28072162/28087495

FORM 1(See Regulation 3)
LICENSED SURVEYOR'S CERTIFICATE

Date: 01/04/2024

To,
Mr. Cyrus J. Mody, Designated Partner,
M/s. SIMBA PROPERTIES LLP,
Unit No.135, Free Press House,
13th Floor, 215, Free Press Journal
Marg, Nariman Point,
Mumbai – 400 021.

Subject: Certificate of Percentage of Completion of Construction Work of Building No. One comprising of **Residential units in wing 'B'** of the **Second** phase of the Project [MahaRERA Registration Number is P51800023159] situated on the Plot bearing CTS No. 809/A/1/1/6/A of village Poisar demarcated by its boundaries 27.45m Wide D. P. Road to the North, CTS Nos.809A/1/1/12 & 809A/1/1/13 to the South, CTS No. 809A/1/1/11 and 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 7884.80 Sq. m. or thereabout area being developed by M/s. Simba Properties LLP as a Developer, M/s. BREDCO as C.A. to Owners M/s. Nanabhoy Jeejeebhoy Pvt. Ltd.

Sir,

I, Shri. Ketan H. Mehta have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of Building No. One comprising of **Residential Units in 'B' Wing** of the **Second** Phase of the Project situated on Plot bearing CTS No. 809/A/1/1/6/A of village Poisar demarcated by its boundaries 27.45m Wide D. P. Road to the North, CTS Nos.809A/1/1/12 & 809A/1/1/13 to the South, CTS No. 809A/1/1/11 and 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 7884.80 Sq. m. or thereabout area being developed by M/s. Simba Properties LLP as a Developer, M/s. BREDCO as C.A. to Owners M/s. Nanabhoy Jeejeebhoy Pvt. Ltd.

Based on site inspection with respect to layout/ each of the building/ wing of the aforesaid real estate project, I certify that, as on 31/03/2024, the percentage of work done for each of the building/wing of the real estate project under MahaRERA 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.

Ketan H. Mehta
D.E. (Const.)
ENGINEERS & Lic. SURVEYOR

1st Floor, Acme Shopping Arcade, Sona Theatre compound, Trikamdas Road, Kandivali (W), Mumbai- 400 067. Tel. -28072162/28087495

1. Following Technical Professionals are appointed by Owner / Promoter :-
   a. Shri Ketan H. Mehta as Lic. Surveyor.
   b. Shri Achyut Watve of M/s. JW Consultants LLP as Structural Consultant.
   c. Shri Birju Patel of M/s. MEP Consulting Engineers as MEP Consultant.
   d. Shri Sanjay S. Rane as Licensed Site Supervisor.

Table A (For P51800023159)

Building / Wing – Wing –'B' (Phase **II**)

Sr. No	**Tasks /Activity**	**Percentage of work done**
1	Shore piles	N.A
2	Excavation	100%
3	2 level Basements & Plinth.	100%
4	5 number of Podiums.	100%
5	Stilt Floor.	100%
6	35 number of Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	99%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	10%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	92%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment 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.	74%
12	Overall percentage of completion of the work done for the entire building/wing.	89%

Ketan H. Mehta
D.E. (Const.)
ENGINEERS & Lic. SURVEYOR

1st Floor, Acme Shopping Arcade, Sona Theatre compound, Trikamdas Road, Kandivali (W), Mumbai- 400 067. Tel. -28072162/28087495

TABLE-B

Internal & External Development Works in Respect of the entire Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths/ Compound Paving	Yes	50%	As per Master Plan.
2	Water Supply	Yes	0%	Connection after OC.
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	STP
4	Storm Water Drains	Yes	80%	As per SWD remarks.
5	Landscaping & Tree Planting	Yes	0%	Common for all development.
6	Street Lighting	No	NA	--
7	Community Buildings	No	NA	--
8	Treatment and disposal of sewage and sullage water	Yes	100%	STP
9	Solid Waste management & Disposal	Yes	100%	Organic Waste convertor.
10	Water conservation, Rain water harvesting	Yes	100%	As per rain water harvesting remark.
11	Energy management	Yes	80%	Currently as per electricity supplier guidelines.
12	Fire protection and fire safety requirements	Yes	80%	As per CFO NOC of the project.
13	Electrical meter room, sub-station, receiving station	Yes	80%	Currently as per electricity supplier guidelines.
14	Swimming Pool	Yes	25%	As per master plan.
15	Society Office	Yes	50%	As per MCGM norms.
16	Fitness Center	Yes	50%	As per master plan.

Yours Faithfully,

For Simba Properties LLP

Authorised Signatory

Ketan H. Mehta
Lic. Surveyor
(Lic. No: K/404/LS)

Agreed and accepted by

Mr. Cyrus J. Mody, Designated Partner,
M/s. Simba Properties LLP