Arquitectura

ARCHITECTURE | INTERIORS | LIASONING CONSULTANT

Mo: 7057421548, 9321504003 | Web: www.knarquitectura.com | E-mail: kn.arquitectura2017@gmail.com

ARCHITECT'S CERTIFICATE

Date: 07TH MAY 2024

To,

Poddar Realty India Pvt Ltd.,
Plot no.26, Shah Industrial Estate,
Opp. Anna Temple, New Link Road,
Andheri (West), Mumbai – 400 053.

Subject : Certificate of Percentage of Completion of Construction Work of VENUS Building of the Project [MAHARERA REGISTRATION NUMBER] situated on plot bearing CTS no. 260/A/2 demarcated by its boundaries (latitude and longitude of the end points) plot bearing CTS no. 262/A to the North, plot bearing CTS no. 262/A to the West, plot bearing CTS 264 & 263 to the East, Taluka Andheri, District Mumbai City, Pin 400060. admeasuring 509.78 sq.mts. area being developed by Poddar Realty India Pvt. Ltd.

Sir,

I Kalpesh Jain of KN Arquitectura have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Venus building of the Project situated on plot bearing CTS no. 260/A/2 of Division Konkan, Village Mogra, Jogeshwari (East), K/E ward, Taluka Andheri, District Mumbai City, Pin 400060. admeasuring 509.78 sq.mts. area being developed by Poddar Realty India Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter:-

(i) Shri Kalpesh Jain as Architect of KN Arquitectura

(ii) Shri Sunil R Shah as Structural Consultant

(iii) Shri. Nebu Thomas Site Supervisor.

Arquitectura

ARCHITECTURE | INTERIORS | LIASONING CONSULTANT

Mo: 7057421548, 9321504003 | Web: www.knarquitectura.com | E-mail: kn.arquitectura2017@gmail.com

Based on Site Inspection, with respect to Building of the aforesaid Real Estate Project, I certify that as **on 31/03/2024**, the Percentage of Work done for the building of the Real Estate Project as registered *vide* number **P51800053403** 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

There is one building on plot under reference

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	number of Basement(s) and Plinth	100%
3	number of Podiums	N.A.
4	Stilt Floor	100%
5	10 out of 10 Number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
10	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	0%

Arquitectura

ARCHITECTURE | INTERIORS | LIAISONING CONSULTANT

Mo: 7057421548, 9321504003 | Web: www.knarquitectura.com | E-mail: kn.arquitectura2017@gmail.com

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

S. No.	Common Areas & Facilities, Amenities	Proposed (Yes / No)	Percentage of work done	Details
1	Internal Roads & footpaths	No		
2	Water supply	Yes		
3	Sewerage (Chamber lines, Septic tank, STP)	Yes		
4	Storm Water Drain	Yes		
5	Landscaping and Tree plantation	Yes		
6	Street lighting	No		
7	Community building	No		
8	Treatment & disposal of sewage & sullage water	Yes		
9	Solid Waste management Disposal	Yes		
10	Water Conservation	Yes		
11	Rain Water Harvesting	Yes		
12	Energy Management	No		
13	Fire Protection and Fire Safety requirements.	Yes		
14	Electric Meter room	Yes		
15	Other (option to Add More	Yes		

Yours faithfully,

Kalpesh Shantilal Jain

Kalpesh Jain.
(Architect)
CA/2009/45181