Arquitectura

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

# ARCHITECT'S CERTIFICATE

Date: 05TH JUNE 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 P51800053403] 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.

Based on Site Inspection, with respect to Building of the aforesaid Real Estate Project, I certify that as **on 30/06/2024**, 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.

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**Table A**

**There is one building on plot under reference**

| Sr. No. | Tasks /Activity | Percentage of work done |
|---|---|---|
| | | |
| 1 | Excavation | 100% |
| 2 | Plinth | 100% |
| 3 | Number of Podiums | Not Applicable |
| 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. | 50% |
| 7 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. | |
| 8 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | |
| 9 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 50% |
| 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. | |

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**TABLE-B**

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

| S.No. | Common areas, and Facilities, Amenities | Proposed | Percentage of Work done | Details |
|---|---|---|---|---|
| | | (Yes/No) | | |
| 1 | Internal Roads & Footh-paths. | NO | | |
| 2 | Water Supply | YES | | |
| 3 | Sewarage (chamber, lines, Septic Tank , STP). | YES | | |
| 4 | Storm Water Drains | YES | | |
| 5 | Landscaping& Tree Planting. | YES | | |
| 6 | Street Lighting | NO | | |
| 7 | Community Buildings | NO | | |
| 8 | Treatment and disposal of sewage and sullage water. | YES | | |
| 9 | Solid Waste management & Disposal. | YES | | |
| 10 | Water conservation, | YES | | |
| 11 | Rainwater harvesting | YES | | |
| 12 | Energy management | NO | | |
| 13 | Fire protection and fire safety requirements | YES | | |
| 14 | Electrical meter room. | YES | | |
| 15 | Others ( Option to Add more). | | | |

Yours faithfully,

Kalpesh Shantilal Jain

Digitally signed by Kalpesh Shantilal Jain
DN: c=IN, o=Personal, title=8651, pseudonym=133528847389955339xghEGM6AA3M, o.id.2.5.4.20=eda5ffc88bf16df9eeaf6f815757ab33b06462b63a44f5675d926b2bd69bd2480, postalCode=401602, st=Maharashtra, serialNumber=5fca447d0f21bd0ea17fe943e1a0a3037 0fda5163028c0819a5514df8cc73851, cn=Kalpesh Shantilal Jain
Date: 2024.07.05 12:42:06 +05'30'

**Kalpesh Jain.**
(Architect)
CA/2009/45181