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FORM 1

ARCHITECT'S CERTIFICATE

Date : 17.7.17

To
Beacon Realcon Private Limited.

Subject : Certificate of Percentage of Completion of Construction Work of 1 No. of Building ,2 Wing(s) of the 1st Phase of the Project situated on the Plot bearing C.N. No/CTS 101/2 demarcated by its boundaries, to the North CTS 105, to the South Raman Science Center, to the East Residential Building to the West D.P. Road, of State Maharashtra , Division Nagpur, admeasuring 7178.32 sq.mts. area being developed by Beacon Realcon Private Limited.

Sir,
I SURESH MISTRY have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1 Building(s) / 2 Wing(s) of the 1Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no **101/2** of Division Division Nagpur, admeasuring **7178**.32 sq.mts. area being developed by Beacon Realcon Private Limited.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) SURESH MISTRY as L.S. / Architect ;
   (ii) HM raje as Structural Consultant
   (iii) M/s Sheth tecno as MEP Consultant
   (iv) KHUSBU AGARWAL as 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 the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number _____ 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

Building /Wing Number____(A wing)

Sr No	Task / Activity	Percentage of work done
1	Excavation	100
2	1 number of Basement(s) and Plinth	100
3	1 number of Podiums	100
4	Stilt Floor	100
5	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	90
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100
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	90

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Table A

Building /Wing Number____(B wing)

Sr No	Task / Activity	Percentage of work done
1	Excavation	100
2	1 number of Basement(s) and Plinth	100
3	1 number of Podiums	100
4	Stilt Floor	100
5	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	90
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100
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	90

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Table A

Building /Wing Number____(C wing)

Sr No	Task / Activity	Percentage of work done
1	Excavation	100
2	1 number of Basement(s) and Plinth	100
3	1 number of Podiums	100
4	Stilt Floor	100
5	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	90
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100
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	90

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Table A

Building /Wing Number____(D wing)

Sr No	Task / Activity	Percentage of work done
1	Excavation	100
2	1 number of Basement(s) and Plinth	100
3	1 number of Podiums	100
4	Stilt Floor	100
5	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	90
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100
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	90

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TABLE-B

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

Common areas And Facilities, Amenities	Proposed	Percentage Of Completion	Details
Internal Roads & Footpaths :	YES	100	ROAD AND WALKING AREA
Water Supply :	YES	80	WELLS AND CONNECTION APPLIED
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	100	STP TANKS AND CONNECTION
Storm Water Drains :	YES	100	DONE
Landscaping & Tree Planting :	YES	100	DONE
Street Lighting :	NO	0	NA
Electrical Meter Room, Sub-Station, Receiving Station :	YES	100	DONE
Aggregate area of recreational Open Space :	YES	100	DONE
Open Parking :	YES	100	DONE
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA
Water Conservation, Rain water Harvesting :	NO	0	NA
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	NO	0	NA

Yours Faithfully

Suresh Mistry
For SM Studio

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