

# SARANG ARCHITECTS

## ARCHITECTS, SURVEYORS & DESIGNERS

FORM 1  
[See Regulation 3]  
ARCHITECT'S CERTIFICATE



Date: 24/11/2023

To,  
M/S. FIONA REALTY PRIVATE LIMITED,  
15/17, Khawaja Manzil, Ground Floor,  
Shop No.07, Mumbai Central,  
Mumbai – 400008.

**Subject:** Certificate of Percentage of Completion of Construction Work of Vision Heights Wing 'A' having MahaRERA Registration Number P51800008700 being developed by M/s FIONA REALTY PRIVATE LIMITED.

Sir,

I/ We, **SARANG ARCHITECTS** have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Vision Heights Wing 'A'** having MahaRERA Registration Number P51800008700 being developed by M/s. FIONA REALTY PRIVATE LIMITED.

Based on Site Inspection, with respect to Layout/ 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 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

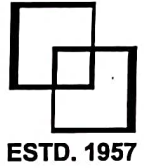
Layout/ Building/ Wing Number A (to be prepared separately for each Building /Wing of the Project) "VISION HEIGHTS WING A".

Sr.No. (1)	Tasks /Activity (2)	Percentage of Actual work done (as on 31 <sup>st</sup> October, 2023) (3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	<u>TWO</u> Podiums (if any)	70%
4.	Plinth	NA

...2...

# SARANG ARCHITECTS

## ARCHITECTS, SURVEYORS & DESIGNERS



: 2 :

5.	Stilt Floor	100%
6.	24 Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	70%
8.	Sanitary Fittings within Flat/Premises	0%
9.	Staircases, Lift Wells and Lobbies at each Floor Level, Overhead and Underground Water Tanks	50%
10.	External Plumbing and External Plaster, Elevation, Completion of Terraces with Waterproofing of the Building/Wing	0%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings, 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 complete project as per specifications in Agreement for Sale. Any other activities.	0%

TABLE - B

Common Areas (Internal & External Developments Works) in respect of the Registered Phase/ Project Number

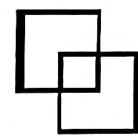
Sr. No. (1)	Common Areas & Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work	Details (5)
			Done as on 31 <sup>st</sup> October, 2023. (4)	
1.	Internal Roads & Footpaths	YES	50%	Common Amenity for all wings of the building as per AFS
2.	Water Supply	YES	0%	To be supplied by Local Municipal Authority
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0%	Common Amenity for all wings of the building as per AFS

...3...



# SARANG ARCHITECTS

## ARCHITECTS, SURVEYORS & DESIGNERS



ESTD. 1957

: 3 :

4.	Storm Water Drains	YES	0%	Common Amenity for all wings of the building as per AFS
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	NO	0%	
7.	Community Buildings	NO	0%	
8.	Treatment & Disposal of Sewage & Sullage Water	YES	0%	
9.	Solid Waste management & Disposal	YES	0%	
10.	Water Conservation/ Rain Water Harvesting	YES	0%	Common Amenity for all wings of the building as per AFS
11.	Energy Management	YES	0%	
12.	Fire Protection & Fire Safety Requirements	YES	0%	Common Amenity for all wings of the building as per AFS
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	Electric Substation common for all wings
14.	Others (Option to add more)	NA	-	-

Yours Faithfully,  
for SARANG ARCHITECTS,

HANZALA FAROOQ SARANG  
Architect  
Lic. No. CA/2015/70885



Agreed and Accepted by:

**For FIONA REALTY PRIVATE LIMITED**  
Signature of Promoter

Name: MR. ASHFAQ H. MALKANI

Date: 24.11.2023

Director