



S. V. Thakker & Associates

Associate
Hiren S. Thakker
b.e. (civil) a.m.i.e.

Architects, Surveyor & Valuer
Late Satyendra V. Thakker
b.e.f.i.e.f.i.v.a.i.a.s. (Lon) Miah.
Registered Architect No. MCA 75/1575
Govt. Approved Valuer CAT I / 711

335, 337, Kailas Plaza, Vallabh Baug Lane, Ghatkopar (E), Mumbai - 400 075.
Tel.: 2501 4051 • 2501 6427 • Email: svtarchitects@yahoo.com / hstarchitects@gmail.com

Ref. No. :

Date : 23.01.2024

Annexure A
FORM 1

[see Regulation 3]

LICENSED SURVEYOR'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,
The Kay Bee Developers Pvt. Ltd.
Hotel Bawa International,
Nehru Road Extension,
Vile Parle East,
Mumbai – 400099.

Subject : Certificate of Percentage of Completion of Construction Work of Composite Sale Building No. 3 of the Project known as "BWA AASHIYAAN Phase 2 - wing C & D" having Maha RERA Registration Number: P51900033922 being developed by Kay Bee Developers Pvt. Ltd.

Sir,

I Shri. Hiren S. Thakker of M/s. S. V. Thakker & Associates have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of 'BWA AASHIYAAN Phase-2', having Maha RERA Registration Number P51900033922 being developed by M/s Kay-Bee Developers Pvt. Ltd. the Promoter.

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 under Maha RERA 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.



S. V. Thakker & Associates

Associate
Hiren S. Thakker
b.e. (civil) a.m.i.e.

Architects, Surveyor & Valuer

Late Satyendra V. Thakker

b.e.f.i.e.f.i.v.a.i.a.s. (Lon) Miah.

Registered Architect No. MCA 75/1575

Govt. Approved Valuer CAT I / 711

335, 337, Kailas Plaza, Vallabh Baug Lane, Ghatkopar (E), Mumbai - 400 075.

Tel.: 2501 4051 • 2501 6427 • Email: svtarchitects@yahoo.com / hstarchitects@gmail.com

Ref. No. :

Date :

: 2 :

Table – A
Composite Sale Building No. 3
'BAWA AASHIYAAN Phase 2'

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	100%
2	1 number of basement and plinth (RCC)	100%
3	1 stilt floor (RCC)	100%
4	5 Podiums	100%
5	15 number of slabs of super structure (15 RCC slabs)	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.	32,5%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts, Overhead and Underground Water Tanks	50%
9	External plumbing and external plaster, Elevation, completion of terraces with waterproofing of the building / wing.	6.26%
10	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 obtain Occupation / Completion Certificate.	0%



S. V. Thakker & Associates

Associate
Hiren S. Thakker
b.e. (civil) a.m.i.e.

Architects, Surveyor & Valuer
Late Satyendra V. Thakker
b.e.f.i.e.f.i.v.a.i.a.s. (Lon) Miah.
Registered Architect No. MCA 75/1575
Govt. Approved Valuer CAT I / 711

335, 337, Kailas Plaza, Vallabh Baug Lane, Ghatkopar (E), Mumbai - 400 075.
Tel.: 2501 4051 • 2501 6427 • Email: svtarchitects@yahoo.com / hstarchitects@gmail.com

Ref. No. :

:3:

Date :

TABLE - B
Common Areas (Internal & External Development Works) in respect of the entire Registered Phase / Project Number

S.No (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Work done (As on date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	50%	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	25%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No	NA	
8.	Treatment and disposal of sewage and sullage water	Yes	0%	
9.	Solid Waste management & Disposal	Yes	0%	
10.	Water conservation / Rain water harvesting	Yes	0%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	15%	
14.	Aggregate area recreational open space	Yes	0%	
15.	Open Parking	No	NA	

Thanking you,

Yours faithfully,

HIREN S. THAKKER of
M/s. S. V. THAKKER & ASSOCIATES
(License No. T/107/L.S.)

Agreed and Accepted by:

Kay Bee Developers Pvt. Ltd.

Date: 23rd January 2024