



# VIJAY TURBADKAR

B.Arch., A.I.I.A.

CHARTERED ARCHITECT



FORM 1

## ARCHITECT'S CERTIFICATE

(As on 31/03/2023)

To,

M/s. Shraddha Landmark Pvt. Ltd.  
Manisha Heights Commercial,  
GR + 1<sup>st</sup> Floor, Behind Manisha  
Heights Bldg., Vaishali Nagar,  
Pipe Line, Mulund (West),  
Mumbai.

**Subject:-** Certificate of Percentage of Construction Work of the proposed building comprising of Rehab Building, Sale Building No.1, Wing-A,B,C,F and Sale Wing-D, Sale Building No.2 (Rehab Commercial) situated on the plot bearing C.T.S.No.112(pt), 112/2, 103(part) of Village, Bhandup (W) Mumbai, "Sunshine SRA CHS LTD." demarcated by its boundaries of North- plot bearing CTS No. 101,102 South- Plot bearing CTS No. 113, East- Plot bearing CTS No. 106, West- Plot bearing CTS No. 100/4,100/3 and 100/6. Of village Bhandup, Bhandup (West), Taluka Kurla, District Mumbai, Admeasuring 10742.00 Sq. Mtrs. plot area, having MahaRERA Registration Number: **P51800008864** being developed by **M/s. Shraddha Landmark Pvt Ltd.**

Sir,

We, Vijay Turbadkar have undertaken the assignment as Architect of certifying the Percentage of Construction Work of the proposed building comprising of Rehab Building, Sale Building No.1, Wing-A,B,C,F and Sale Wing-D, Sale Building No.2,(Rehab Commercial) situated on the plot bearing C.T.S.No.112(pt), 112/2, 103(part) of Village, Bhandup (W) Mumbai, Admeasuring 10742.00 Sq. Mtrs. plot area being developed by **M/s. Shraddha Landmark Pvt Ltd**, having registered office at Manisha Heights Commercial, GR + 1<sup>st</sup> Floor, Behind Manisha Heights Bldg., Vaishali Nagar, Pipe Line, Mulund (West), Mumbai.

Following technical professionals are appointed by Promoter: -

- (i) Vijay Turbadkar as Architect.
- (ii) M/s. UniSteps Consulting Pvt. Ltd. as Structural Consultant.
- (iii) M/s. Creative Company Solutions as MEP consultant.
- (iv) M/s. Creative Company Solutions as Quantity Surveyor.

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for the building of the Real Estate Project 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

(Rehab Building)

Sr. No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1.	Excavation	100 %
2.	Plinth	100 %
3.	Podiums	N.A.
4.	Ground Part + Stilt Part floor	100 %
5.	24 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	100 %
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100 %
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.	100 %

TABLE - A

(Sale Building No.2,  
(Rehab Commercial))

Sr. No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1.	Excavation	100 %
2.	Plinth	100 %
3.	Podiums	N.A.
4.	Stilt floor	100%
5.	08 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	100 %
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100 %
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.	100 %

**TABLE - A**  
(Sale Building No.1- Wing A, B,C &F)

Sr. No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1.	Excavation	100 %
2.	Plinth	100 %
3.	Podiums	100 %
4.	Ground Part + Stilt Part	100 %
5.	24 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	100 %
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	100 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100 %
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.	100 %



**TABLE - A**  
(Sale Building No.1, Wing-D)


Sr. No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1.	Excavation	100 %
2.	Plinth	100 %
3.	Podiums	100 %
4.	Ground Part + Stilt Part	100 %
5.	41 number of Slabs of Super Structure	25/41 i.e 60.98 %
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	50.98 %
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0.00 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	55 %
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0.00 %
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.	0.00 %

TABLE - B

Internal and External Development Works in respect of the entire Registered Phase.

Sr.No (1)	Common areas and Facilities Amenities (2)	Proposed (Yes/No) (3)	Percentage of work done (4)	Details (5)
1.	Internal Roads & Footh-paths.	Yes	100%	Developer
2.	Water Supply	Yes	90%	MCGM
3.	Sewerage(Chamber,lines,Septic Tank, STP)	Yes	90%	MCGM
4.	Storm Water Drains	Yes	90%	Developer
5.	Landscaping&Tree Planting.	Yes	90%	Developer
6.	Street Lighting	Yes	Yes	Yes
7.	Community Buildings	No	N.A	N.A
8.	Treatment and disposal of sewage and sullage water.	Yes	0%	Developer
9.	Solid Waste management & Disposal	No	N.A	N.A
10.	Water conservation Rain water harvesting	Yes	90%	Developer
11.	Energy management	No	N.A	N.A
12.	Fire protection and fire safety requirements	Yes	70%	Developer
13.	Electrical meter room, sub-station, receiving station.	Yes	70%	Developer
14.	Pump Room	Yes	70%	Developer

Yours faithfully,

  
(SIGNATURE OF ARCHITECT)  
**VIJAY TURBADKAR**  
**Vijay Turbadkar** A/79/5261  
(CA/79/5261)

Agreed And Accepted by:

Shraddha Landmark Pvt. Ltd.

Signature of Promoter  
Name :-SHRADDHA LANDMARK PVT.LTD.  
Date :-31.03.2023

  
Director