

FORM 1

ARCHITECT'S CERTIFICATE

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

Date: 05-02-2021

To

The S G Developers, 3-4/Sachin Park Society, Jodhpur Gam Road, Satellite, Ahmedabad 380015.

Subject: Certificate of Percentage of Completion of Construction Work of Shiv Ganesh No. of 1 Building(s) 4 (A+B+C+D) Wing(s) of the Entire Phase of the Project (Gujarat RERA Registration Number : New Project Registration) situated on the Plot bearing C.N. No./CTS No./Survey no.163/1/Final Plot no.358/1/1 demarcated by its boundaries (latitude and longitude of the end points) 36 mtr Wide Road to the North F.P.No.327 & 659 to the South 9 mtr Wide Road to the East 24 mtr Wide Road to the West of Division T.P.S.No.229 (Jaspur-Khodiya) village Khodiya taluka Daskroi District Ahmedabad PIN 382421 admeasuring 5256 sq.mts. area being developed by S G Developers.

Sir,

I URVASHI TULI have undertaken assignment as Architect/Engineer of certifying Percentage of Completion of Construction Work of the Shiv Ganesh No. of 1 Building(s) 4 Wing(s) of the Entire Phase of the Project, situated on the plot bearing C.N. No./CTS No./Survey no.163/1/Final Plot no.358/1/1 of Division T.P.S.No.229 (Jaspur-Khodiya) village Khodiya taluka Daskroi District Ahmedabad PIN 382421 admeasuring 5256 sq.mts. area being developed by S G Developers as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- M/s./Shri/Smt. Ushma H. Shah as Architect/Engineer
- M/s./Shri/Smt. Ushma H. Shah as Structural Consultant
- M/s./Shri/Smt. Not Applicable as MEP Consultant
- M/s./Shri/Smt. Mukesh M. Chauhan as Site Supervisor/Clerk of Works

Based on Site Inspection by undersigned on 30/04/2021 date and with respect to each of the Building/Wing or of the plots as the case may be 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 - New Project Registration under GujRERA 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 A and B.

Table - A

Building/Wing Number : A+B+C+D (to be prepared separately for each Building/Wing of the Project)

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	60%
3	N/A number of Podiums	N/A
4	Stilt Floor	0%
5	14 Slab in (Block-A) + 13 Slab in (Block-B+C+D) number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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%

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OPP. TORRENT S/S,
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AHMEDABAD - 382350
COA - CA/2013/61755

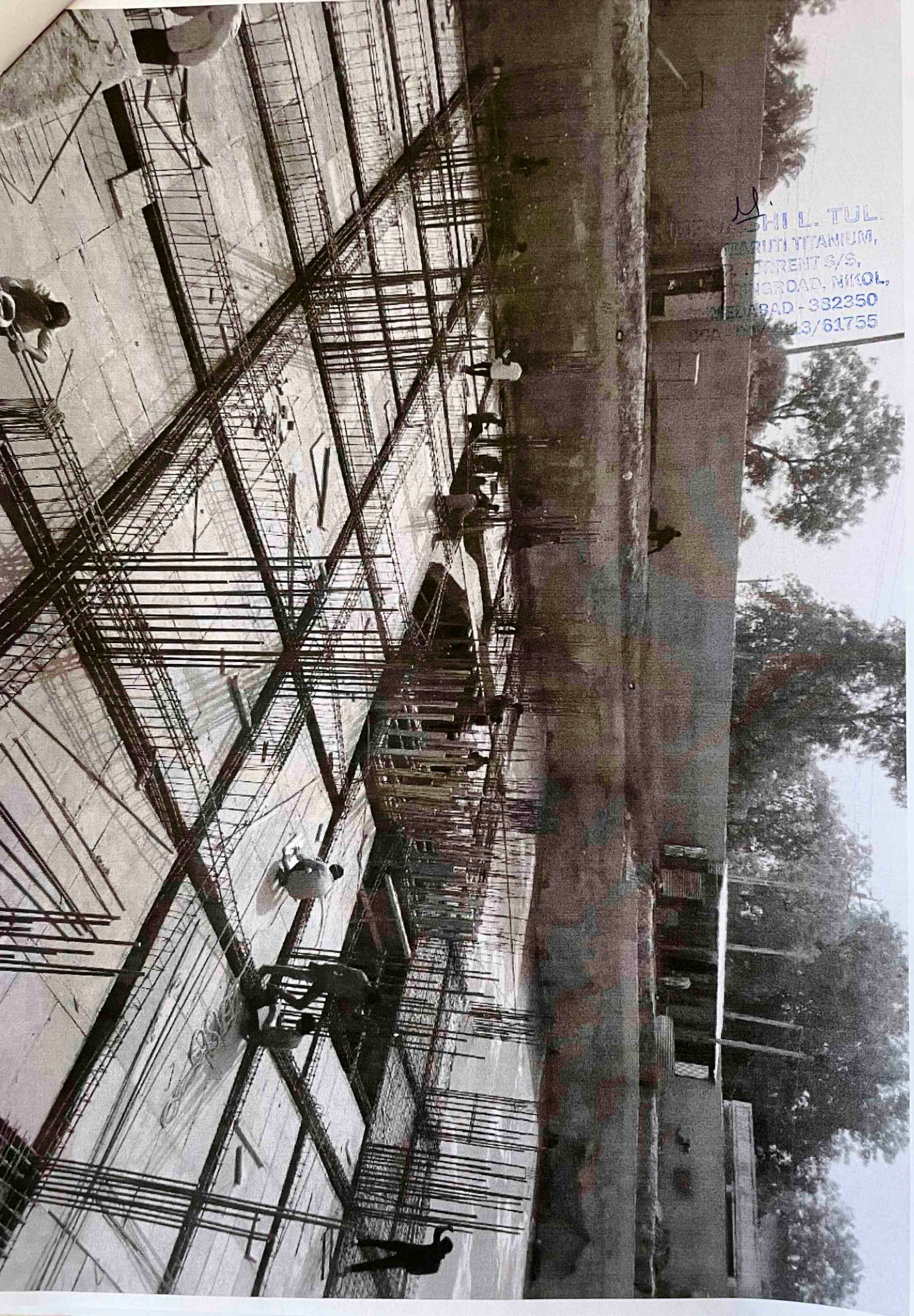
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Table - B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Remarks
1	Internal Roads & Footpaths	Yes	0%	
2	Water Supply	Yes	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	Yes	0%	
8	Treatment and disposal of sewage and sullage water /STP	No	N/A	
9	Solid Waste Management & Disposal	No	N/A	
10	Water Conservation, Rain Water Harvesting , Percolating Well/Pit	No	N/A	
11	Energy Management	Yes	0%	
12	Fire Protection and Fire Safety Requirements	No	N/A	
13	Electrical Meter Room, Sub-station, Receiving Station	Yes	0%	
14	Fire Fighting Facilities	Yes	0%	
15	Drinking Water Facilities	Yes	0%	
16	Emergency evacuation services	No	N/A	
17	Use of renewable energy	No	N/A	
18	Security using CCTV surveillance	No	N/A	
19	Letter Box	Yes	0%	
		Yes	0%	

Name **URVASHI TULI**
Council of Architects (CoA) Registration No. CA/2013/61755
Council of Architects (CoA) Registration valid till (Date) 31/12/2024
Ref No : May-21/Rera/03

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U.
SHI L. TUL
MARUTI TITANIUM,
CURRENT S/S,
INGROAD, NIKOL,
MEERABAD - 332350
TEL: 13/61755

No	Particulars	Details	Remarks
1	FSI area (In Sq.mtrs) of Project registered/going to be registered in Full/Phase. In Case of Plotting Project Please mention Builtup area used in boundary walls, comon spaces, etc.	14190.28	
1.1	Permissible FSI Used(In Sq.Mtrs)as per base zone	9460.8	
1.2	Permissibe + Chargeable FSI available on the project land	14191.2	
1.3	Additional TDR Taken (In Sq.Mtrs)	0	
1.5	Balance FSI (In Sq.Mtrs)	0.92	
2	Mention the Zone as per Zoning Certificate or as per development control regulations	R3 (RAH)	
2.1	Permissible FSI as Per Zone as mentioned in development control regulations(in Factors)	1.8	
3	Project Type (Residential/Commercial/Mix Development/Plotting)	Commercial+Residential	
3.1	Project Sub-Type (Please Select From List)	Shop+Flat	
4	Total No.of Units	222	
4.1	No. of Residential Units	184	
4.2	No. of Shop Units	38	
4.3	No. of Commercial Units	0	
5	Common Plot Area (In Sq.Mtrs)	526.03	
6	No of Car Parking Provided as per Fully approved Plan	191	
6.1	Ratio of Car Parking to no.of units. (i.e Car Parkings nos/Total Units)	0.86	
7	Is this Project in Phase or Full?	Full	
7.1	In case of Phase is there is any other phase Registered of the same project previously. If yes than mention RERA Reg.No in Remarks	Not Applicable	
7.2	If yes to above 7.1, whether promoter is same or Different	Not Applicable	
7.3	If yes to above 7.1, whether Phase of the project is completed?	Not Applicable	
7.4	If yes to above 7.1, Do these phases of the project share common amenities like common plot, community buildings, Parking Spaces, etc	Not Applicable	
8	Is there any Revision in Approved Plan Prior to RERA Registration of Project in Phase/Full	NO	
9	Total no of Commencement Certificates related to project going to be registered in Phase/Full	1	
9.1	Please Mention Commencement Certificate No.	Block-A+B+C+D : PRM/37/3/2020/143	
10	Total No of Approved plans of the project going to be registered in Phase/Full	11	
10.1	Total No.of Layout Plans?	2	
10.2	Total No of Building Plans?	6	
10.3	Total no of Section Plans?	2	
10.4	Total no of Parking Plans?	1	
11	Please Fill the Table below		

Name of Building	Type of Building (Residential/Commercial/mix)	Approved Height	Total No of upper floors
Block : A+B+C+D	Commercial+Residential	Block A : 49.19 Sq.Mtrs and Block B+C+D : 46.14 Sq.Mtrs	Block A :13 and Block B+C+D : 12
NOTE: Excavation work is completed and Construction Activities is Started.			

PROJECT SUB TYPE LIST	
TYPE	SUB-TYPE
Residential	Flats/Apartments
	Bungalows
	Flats + Bungalows
Commercial	Offices
	Shops
	Shops+Offices
	Industrial Shed
Mix Development	Shed + office
	Flats + Shops

Yours Sincerely

Urvashi

Urvashi L Tuli
CA/2013/61755
Licence Valid Till - 31/12/2024

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