



Sanjay B. Shah B.E. (Civil)

LICENCED SURVEYORS & ENGINEERS

SBS/3240

22/10/2019

REF. No. _____

DATE _____

FORM 1

(see Regulation 3)

LICENSED SURVEYOR'S CERTIFICATE

To,
M/S Vraj Kamman Developers LLP
Vraj Group, 705, Palm Spring Centre,
Above Croma, Near Infinity Mall,
Link Road, Malad (W).
Mumbai – 400 064.

Subject: Construction Work of Building with three Wings (wing A, wing B & wing C) situated on the Plot bearing CTS No. 686 B & 686 B/ 1 to 4 of village Ambivali at Bhardawadi Road at Andheri (W) demarcated by its boundaries 12.20m wide Bhardawadi Road to the North side, MCGM Nallah to the South side CTS no. 686A Ambivali to the East side CTS no. 687 of village Ambivali to the West side Mumbai – 400 102, admeasuring 1642.70Sq.mt. area being developed by M/s. M/S Vraj Kamman Developers LLP building known as “Andheri Sheetaladhara Premises CHS Ltd.”

Sir,

I Sanjay B. Shah have undertaken assignment as Licensed Surveyor for certifying Percentage of Completion of Construction Work of the Building with 3 wings namely wing A, B & C situated on the Plot bearing CTS No. 686 B & 686 B/ 1 to 4 of Village Ambivali, Bhardawadi Road Andheri (W), Mumbai – 400 102 admeasuring 1642.70 sq. mts. area being developed by M/S Vraj Kamman Developers LLP

1. Following technical professionals are appointed by developer:-
- (i) Shri. Sanjay B. Shah as a Licensed Surveyor.
 - (ii) Shri. Yogesh D. Vaja as a Structural Engineer.
 - (iii) Shri. Karan N. Shah as a Site Supervisor.

Based on Site Inspection, with respect to each of the Building 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

DATE _____

(Wing C)

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



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TABLE B

DATE

Internal & External Development Works in Respect of the entire Registered Phase
(Wing A,B & C)

S. No.	Common areas and Facilities, Amenities	Proposed (Yes / No)	Percentage of Work Done	Details
1.	Internal Roads & Footpaths	No	-	-
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	No	-	-
7.	Community Buildings	No	-	-
8.	Treatment and disposal of sewage and sullage water.	No	-	-
9.	Solid Waste Management & Disposal.	No	-	-
10.	Water conservation, Rain water harvesting.	Yes	0%	-
11.	Energy management.	No	-	-
12.	Fire protection and fire safety requirements.	Yes	0%	-
13.	Electrical meter room, sub-station, receiving station.	Yes	0%	-
14.	Others (Option to Add more)	-	-	-

Thanking you.
Yours faithfully,

Sanjay B. Shah
Licensed Surveyor & Engineer
Lic. No. : S / 372



Sanjay B. Shah B.E. (Civil)
LICENCED SURVEYORS & ENGINEERS

SBS/3240

REF. No. _____

22/10/2019

DATE _____

TO WHOMSOEVER IT MAY CONCERN

Sub.: Proposed building on plot bearing C.T.S No. 686 B & 686 B/ 1 to 4 of village
Ambivali at Bhardawadi Road at Andheri (W).
Ref: CHE/WS/1555/K/337 (NEW).

Sir,

As per full potential of built – up area permissible as per concession approval plans, the
detail of built – up area is as under.

1. Area of plot	=	1642.70m ²
2. Setback area	=	41.14m ²
3. Area under Nallah	=	9.25m ²
4. Area under encroachment	=	28.59m ²
5. Balance area of plot	=	1563.72m ²
6. Additional setback area	=	41.44m ²
7. Additional F.S.I. as per DCPR 2034	=	781.86m ²
8. Additional admissible TDR	=	1053.46m ²
9. Additional fungible area proposed	=	1111.24m ²
10. Total built – up area	=	4551.42m ²

For M/s. Sanjay B. Shah

Sanjay B. Shah
Licensed Surveyor & Engineers
Lic. No. S / 372.



Sanjay B. Shah B.E. (Civil)
LICENCED SURVEYORS & ENGINEERS

REF. No SBS/3240

DATE 24/10/2019

To,
Shri. Jay Raman Morzaria
Partner of M/S Vraj Kamman Developers LLP C.A. to Owners
Vraj Group, 705, Palm Spring Centre,
Above Croma, Near Infinity Mall,
Link Road, Malad (W).
Mumbai – 400 064.

Sub.: Proposed building on plot bearing C.T.S No. 686 B & 686 B/ 1 to 4 of village
Ambivali at Bhardawadi Road at Andheri (W).

Ref: CHE/WS/1555/K/337 (NEW).

Sir,

As per the concessions plans approved by M.C.G.M., the total construction area is as under.

Construction Area	
Stilt Area	477.08 m ²
Net Built – Up Area	3440.18 m ²
Fungible Area	1111.24 m ²
Staircase & Lift Lobby	703.45 m ²
Fitness Centre Area	82.54 m ²
Society Office Area	19.68 m ²
O.H. Tank Area	59.49 m ²
Lift M/C Room	40.85 m ²
Total	5934.51 m ²

Thanking you,
Yours faithfully,

SANJAY B. SHAH
LICENSED SURVEYOR & ENGINEER
LIC. NO. : S / 372