



# GRIHARACHANA

## ARCHITECTS & INTERIOR DESIGNERS

Bldg. No. 39, Shivam C.H.S., Room No. 2025, Gr. Floor, Gandhi Nagar, Bandra (East), Mumbai - 400 051. E-mail : griharachana@rediffmail.com

**Form 1**  
**(See Regulation 3)**  
**Architect's Certificate**

To,  
**M/s.Paras Builders (1985)**  
Shop No.04, Ground Floor,  
Bhide Bungalow,  
37 M.G. Road, Vileparle (East),  
Mumbai – 400 057.

Date : 30/06/2017

Subject : Certificate of Percentage of Completion of construction work of 03 nos. of building ( 02 Rehab + 01 Sale) out of which I (1<sup>st</sup>) Phase of 01 Rehab Bldg No.1(Full OC obtained\*) and the II (2<sup>nd</sup>) Phase of the Project - **Shiv Sfurti SRA CHS Ltd Bldg No.2 (Rehab Bldg. No. 2) & El Signora (Sale Bldg. No. 3)** (MahaRERA Registration Number \_\_\_\_\_) under S.R.A Scheme situated on the plot C.T.S. nos. 29(pt.), 30(pt), 31 (pt), 32, 33, 34(pt.), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Mumbai-400 102 for "Shiv Sfurti SRA C.H.S. Ltd" demarcated by its boundaries 13.40 mt wide D P Road to the North, MHADA layout CTS No. 35 (pt) to the South, Roshan Nagar CHS Ltd & Ganesh Niwas CHS Ltd to the East, Adarsh Nagar CTS No. 35(pt) to the West, of Division/Village Oshiwara, Taluka Andheri, District Mumbai Pin 400 102 adm.2950.10sq.mt. area being developed by **M/s. Paras Builders (1985)**.

Sir,

I **Shri. Tushar S. Parulekar**, have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the 02 Buildings ( 01 Rehab and 01 Sale ) of the II (2<sup>nd</sup>) Phase of the Project - **Shiv Sfurti SRA CHS Ltd Bldg No.2 (Rehab Bldg. No. 2) & El Signora (Sale Bldg. No. 3)**, situated on the plot bearing C.T.S. nos. 29(pt.), 30(pt), 31 (pt), 32, 33, 34(pt.), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Taluka Andheri, District Mumbai PIN 400 055 adm.2950.10sq.mt. are being developed by **M/s. Paras Builder (1985)**.

Following technical professionals are appointed by owner / promoter :-

- (1) **Shri. Tushar S. Parulekar** of **M/s. Griha Rachana** as Architect
- (2) **Shri.F.A. Hassamwala** of **M/s.Fakhri A. Hasamwalla & Associates** as Structural Consultants
- (3) MEP Consultants not appointed
- (4) **Shri.Khimji Shah** as Site Supervisor



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Based on site inspection, with respect to 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 registered vide number \_\_\_\_\_ 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.

**Table A\***

**Shiv Sfurti SRA CHS Ltd Bldg No.2 (Rehab Bldg. No. 2) & El Signora (Sale Bldg. No. 3)**

| Sr. no. | Tasks / Activity                                                                                                             | Percentage of work done              |                                         |
|---------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------|
|         |                                                                                                                              | Rehab Bldg.No.2 (Gr.+11 pt.)**       | Sale Bldg No.3 (Basement+ Gr.+12 pt.)** |
| 1       | Excavation                                                                                                                   | 100%                                 | 100%                                    |
| 2       | 01 number of Basement(s) and Plinth                                                                                          | 100% (plinth )                       | 100% (plinth & basement )               |
| 3       | number of Podiums                                                                                                            | NIL                                  | NIL                                     |
| 4       | Stilt Floor                                                                                                                  | NIL                                  | 90%                                     |
| 5       | 12 number of slabs of super structure (Rehab bldg.2) IOA approved                                                            | 100% slabs                           | --                                      |
|         | 13 number of slabs of super structure (Sale bldg.3) IOA approved                                                             | --                                   | 70% slabs                               |
| 6       | Internal walls, Internal Plaster, Flooring within flats/premises, Doors and Windows to each of the Flat / premises           | 0%                                   | 0%                                      |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                     | 0%                                   | 0%                                      |
| 8       | Staircases, Lifts Wells and Lobbies at each floor level connecting Staircase and lifts, Overhead and underground Water Tanks | 100%(lift & St.)<br>0% (OH & UG tank | 75%(lift & St.)<br>0% (OH & UG tank     |
| 9       | The external plumbing and external plaster, elevation completion of terraces with waterproofing of the building / wing.      | 0%                                   | 0%                                      |



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|    |                                                                                                                                                                                                                                                                                                                                                                                                                          |    |    |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|
| 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 requirement as may be required to obtain Occupation/Completion Certificate. | 0% | 0% |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|

\* Phase I of the Project, comprising of Rehab building 01(ground + 14 upper floors) is completed and full Occupation Certificate: dated 18/03/2013 is approved by SRA, the Competent Authority. Hence, the same is not considered in this Certificate.

\*\* Phase II of the Project presently, is comprising of Rehab Building No. 02 (ground + 11 pt. Upper floors) as per IOD/ amended plans dated: 13 May 2011 and CC dated: 25 May 2015 and Sale Building No. 03 (basement + ground pt. + stilt pt. + 11 upper floors) as per IOD/ amended plans dated: 01 Dec 2015 and CC dated: 16 May 2016.

**TABLE B \*\***

**Shiv Sfurti SRA CHS Ltd Bldg No.2 (Rehab Bldg. No. 2) & El Signora (Sale Bldg. No. 3)**

Internal & External Development Works in respect of the entire registered phase II:

| Sr. no. | Common areas and facilities, amenities      | Proposed            | Percentage | Details                                                            |
|---------|---------------------------------------------|---------------------|------------|--------------------------------------------------------------------|
| 1.      | Internal roads & footpaths                  | Yes<br>(D.P. roads) | Nil        | will be done before Occupation Certificate(O.C) of Sale Bldg No.03 |
| 2.      | Water supply                                | Yes                 | 0%         | will be done before Occupation Certificate(O.C) of Sale Bldg No.03 |
| 3.      | Sewerage (Chamber, lines, septic Tank, STP) | Yes                 | 0%         | will be done before Occupation Certificate(O.C) of Sale Bldg No.03 |
| 4.      | Storm water Drains                          | Yes                 | 0%         | will be done before Occupation Certificate(O.C) of Sale Bldg No.03 |



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|     |                                                       |     |     |                                                                    |
|-----|-------------------------------------------------------|-----|-----|--------------------------------------------------------------------|
| 5.  | Landscaping & Tree planting                           | Yes | 0%  | will be done before Occupation Certificate(O.C) of Sale Bldg No.03 |
| 6.  | Street lighting                                       | Yes | 0%  | will be done before Occupation Certificate(O.C) of Sale Bldg No.03 |
| 7.  | Community buildings                                   | No  | --  | N.A.                                                               |
| 8.  | Treatment and disposal of sewage and sullage water    | No  | --  | N.A.                                                               |
|     | Solid Waste management & Disposal                     | No  | Nil | N.A.                                                               |
| 10. | Water conservation, Rain water harvesting             | Yes | 0%  | will be done before Occupation Certificate(O.C) of Sale Bldg No.03 |
| 11. | Energy management                                     | No  | Nil | N.A.                                                               |
| 12. | Fire protection and fire safety requirements          | Yes | 0%  | will be done before Occupation Certificate(O.C) of Sale Bldg No.03 |
| 13. | Electrical meter room, sub-station, receiving station | Yes | 0%  | will be done before Occupation Certificate(O.C) of Sale Bldg No.03 |
| 14. | Others                                                | --  | --  | --                                                                 |

Yours faithfully,

For M/s. Griha Rachana

**Tushar S. Parulekar**

**Architect**

**( License No.CA/91/13782)**