



# GRIHARACHANA

## ARCHITECTS & INTERIOR DESIGNERS

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**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 : 19/04/2019

**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 P51800005086) 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 13.40mt. 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 is not appointed
- (4) Shri. Harshad Jamsandekar as Site Supervisor

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 P51800005086 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.+22)**	Sale Bldg No.3 (Basement+ Gr.+18 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	15 number of Slabs of Super Structures (Rehab bldg.1) IOA approved & OC granted	--	--
	24 number of slabs of super structure (including service floor) (Rehab bldg.2) IOA approved	87% slabs	--
	19 number of slabs of super structure (Sale bldg.3) IOA approved	--	55% 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	87%(lift & St.) 25% ( UG Tank) 0% (OH tank)	55%(lift & St.) 100% ( UG Tank) 0% (OH tank)
9	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the building / wing.	0%	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,	0%	0%



	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.		
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\* 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 + 22<sup>nd</sup> Upper floors) as per amended IOA/plans dated: 11 May 2018 and full CC upto 22<sup>nd</sup> floors: dated 22 June 2018 and Sale Building No. 03 ( Single level basement + ground pt. + stilt pt. + 18 (pt) upper floors) as per amended IOA/ plans dated: 31 August 2018 and further CC : dated 25 Oct 2018 from 11<sup>th</sup> to 13<sup>th</sup> upper floors for RCC frame work.

\*\* The sale building no.3 is presently approved upto 18<sup>th</sup> (pt) upper floors and is proposed to be constructed upto 23<sup>rd</sup> upper floors in accordance with the approvals of statutory authorities after payment of fungible FSI premium for the balance floors i.e. 19<sup>th</sup> to 23<sup>rd</sup> upper floors.

**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 (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

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)**