



ASHOK GANDHI
SARITA S. MANJUNATH
ARCHITECT, PLANNERS, VALUERS

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ARCHITECTS CERTIFICATE

To,

DATE:- 27/07/2017

M/s. OSHO DEVELOPERS

C.A. to owner Ankur Palace C.H.S. LTD.

Plot No.1534/A of Devidas lane Extention,
New link road, Borivali (w), Mumbai-400 092.

Sub:-Proposed building on plot bearing F. P. No. 719/8, TPS - III, Kastur Park, at Shimpoli Road, Borivali (W), Mumbai, admeasuring 800.00 Sq. Mts. area being developed by Shri Ashik J. Bhuta, Partner of M/s. Osho Developers C.A. to owner Ankur Palace C.H.S. LTD.

Sir,

I, Shri Ashok Gandhi have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the proposed building on plot bearing F. P. No. 719/8, TPS - III, Kastur Park, at Shimpoli Road, Borivali (W), Mumbai, admeasuring 800.00 Sq. Mts. area being developed by Shri Ashik J. Bhuta, Partner of M/s. Osho Developers C.A. to owner Ankur Palace C.H.S. LTD.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri Ashok D. Gandhi Architect & Valuers as Architect.
- (ii) Shri Samarth Agarwal as Structural Consultant.
- (iii) Not appointed MEP Consultant.
- (iv) Shri Subodh Gandhi 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 ----- under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Building/Wing and Overall Percentage of work done with respect to each Building/Wing is detailed in the Table B.





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Table A

Sr. No	Activity	Percentage of work done
1	Excavation	90% work completed.
2	Number of Basement. and plinth	No basement & plinth.
3	Number of Podiums	Nil.
4	Stilt Floor	60% work completed.
5	Number of Slabs of Super Structure.	RCC slabs upto 8 th floor are completed.
6	Internal walls, Internal Plaster, Floorings within Flats / premises, Doors and Windows to each of the Flat / Premises.	Internal wall upto 8 th floor completed. Internal Plaster upto 8 th floor completed
7	Sanitary Fitting within the flat / Premises, Electrical Fitting with the Flat/ Premises	60% work completed.
8	Staircases, Lifts and Lifts, Overhead and Underground Water Tanks.	50% work completed
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the building / wing.	50% work completed
10	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per CFO NOC, Electrical fittings to Common Areas, electo, 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 other requirements as may be required to Obtain Occupation / Certificate.	Not Yet Started.





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Table B

Internal & External Development work in Respect of the entire Registered phase

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	No	N.A	N.A
2	Water Supply	Yes	----	B.M.C. water supply will be obtain.
3	Sewarage (chamber line, septic tank, STP)	Yes	----	Will be connected to municipa sewer line.
4	Storm Water Drains	Yes	----	Will be connected to municipa S.W.D.
5	Landscaping & Tree planting	Yes	----	Trees will be planted before Occupation Certificate.
6	Street Lighting	----	----	Existing street lights on the road.
7	Community Building	No	N.A	N.A
8	Treatment and disposal of sewage and sullage water.	Yes	----	Drainage line to be connected to the existing sewer line..
9	Solid Waste Management & Disposal	Yes	0%	Vermiculture bin will be constructed before O.C.
10	Water conservation, Rain water harvesting	Yes	----	Rain water harvesting will be install before O.C.
11	Energy management	Yes	-----	N.A.
12	Fire protection and fire safety requirements	Yes	0%	Will be install before Occupation Certificate.
13	Electrical meter room, sub-station, receiving station.	Yes		Done will be before Occupation Certificate.
14	Bore well	Yes	100%	Already on site.


ASHOK GANDHI

G.D. Arch., A.I.I.A., F.I.V.

Regd. Architect, Govt. Approved Valuers





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Date: 28/07/2017

AREA CERTIFICATE

REF: CHE / WSII / 0414 / R1/ 337 (NEW)

SUB: Proposed redevelopment of the building on plot bearing F. P. No. 719/8, TPS
III, Kastur Park, at Shimpoli Road, Borivali (W), Mumbai.
For Ankur Palace C.H.S.LTD.

a) Plot Area	= 800.00 Sq.Mts
b)Add	
a) Layout D.P. Road advantage	= 240.79 Sq.Mt.
b) 50% Govt FSI	= 400.00 Sq.Mt.
c) Additional area as per road width = TDR policy	560.00 Sq.Mt
c) Total Area (a + b)	= 2000.79 Sq.Mt.
d) Add Fungible area	
(Residential area = 1956.42 Sq.Mt	
(Non Resi. = 44.37 Sq.Mt	
Add 35% Fungible on	
Resi. Area	= 684.74 Sq.Mt.
Non Resi	= 8.87 Sq.Mt.
Total	= 693.61 Sq.Mt.
Total Permissible Area	= 2694.40 Sq.Mt.
Total Existing approved & Proposed area	
Gr(pt)+St(pt)+1st to 17th Upper Floors=	2152.23 Sq. Mt.
Balance area-----	= 542.17 Sq.Mt.

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