

FORM 1
[see Regulation 3]
ARCHITECT CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for
withdrawal of Money from Designed Account)

Date :- 19-01-2021

To,
Shri Vijay Vitthal Panchal
100, Rushikesh Apt.,
Hanuman Chowk,
Opp. Domino's Pizza,
Mulund East.
Mumbai 400 081.

Subject : Certificate of percentage of Completion of Construction Work of
USHA APARTMENT of the Project [P51800007509] applied situated on the
Plot bearing CTS NO.1123A/1/1B demarcated by its boundaries (latitude and
longitude of the end points) CTS NO. 1138B to the North C.T.S. NO. 1124 to
the South C.T.S. No. 1132A, 1131 to the East 90 feet Road to the West of
Division village Mulund (E) taluka Kurla District Mumbai PIN 400081
admeasuring 1087 sq.mts. area being developed by M/s Yashraj Corporation.

Sir,

I/We S N Associates have undertaken assignment as Architect / Licensed Surveyor of
certifying Percentage of Completion of Construction Work of the _____ Building of the Project,
situated on the plot bearing CTS No. 1123A/1/1B of village **Mulund (E)** taluka **Kurla** District
Mumbai. PIN No. **400081**. admeasuring **1087** sq.mts. area being developed by M/s Yashraj
Corporation.

1. Following technical professionals are appointed by owner / promoter :-

M/s / Shri / Smt. **Umesh Pawar** as L.S. / Architect ;

M/s / Shri / Smt. **R.C. Tipnis** as Structural Consultant.

Shri. **Dhawal Pradip Vanjari** 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 P51800007509 under MahaRERA
is as per table A herein below. The percentage of the work executed with respect to each of the entire
phase is detailed in Table B. TABLE-A

Building USHA APARTMENT (to be prepared separately for each Building / Wing of the Project)

Sr. No.	Task /Activity	Percentage of work done
1	Excavation	<u>100</u>
2	Plinth	100
3	number of Podiums	----
4	Stilt Floor	0
5	6 number of Slabs of Super Structure	27%
6	Internal Walls, Internal Plaster, Floorings within 90 Flats/Premises, Doors and Windows to each of The Flat/Premises.	04%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
8	Staircases, Lifts Wells and Lobbies at each Floor 100 %Level connecting Staircases and Lifts, Overhead And Underground Water Tanks.	20%
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

TABLE – B
Internal and External Development Works 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 & Footh-paths.	NO	0	NA
2	Water Supply	YES	0	WIP
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0	STP
4	Storm Water Drains	YES	0	WIP

(1) (2) (3) (4) (5)

5	Landscaping & Tree Planting	NO	0	NA
6	Street Lighting	NO	0	NA
7	Community Buildings	NO	0	NA
8	Treatment and disposal Of sewage and sullage Water.	NO	0	NA
9	Solid Waste Management & Disposal.	NO	0	NA
10	Water conservation, Rain water harvesting.	YES	0	NA
11	Energy management	NO	0	NA
12	Fire protection and Fire safety requirements	YES	0	WIP
13	Electrical meter room, Sub – station, receiving WIP Station.	YES	0	WIP
14	Others (Option to Add more).	--	--	--

FORM 1
[see Regulation 3]



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Nagesh Ramanna.
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ASSOCIATES

ARCHITECT CERTIFICATE

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

Date:-19-01-2021

To,
Shri Vijay Vitthal Panchal
100, Rushikesh Apt.,
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Mumbai 400 081.

Subject : Certificate of percentage of Completion of Construction Work of Shivchandra S.R.A. Co-operative Housing Society Ltd. composite Building with A & B Wings of the Project (P51800010916) situated on the Plot bearing C.N. No/CTS NO. 347/3 (PT), 404(PT), 406 (PT), AND 446 (PT) demarcated by its boundaries (latitude and longitude of the end points) MAHATMA PHULE ROAD to the North, **C.T.S. 348** to the South, **C.T.S 403** and to the East Cementry Raod and **C.T.S 347** to the West of Division **Mulund** village **Mulund (E)** taluka **Kurla** District **Mumbai** PIN 400 081. admeasuring **728.28** sq.mts. area being developed by Shri Vijay Vitthal Panchal.

Sir,

I/We S N Associates have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Shivchandra S.R.A. Co-operative Housing Society Ltd composite Building with A & B Wing(s) of the Project, situated on the plot bearing C.N. No/ CTS No./ Survey No./ Final plot No. 347/3 (PT), 404(PT), 406 (PT), AND 446 (PT) of Division village **Mulund (E)** taluka **Kurla** District **Mumbai**. PIN **400081**. admeasuring **728.28** sq.mts. area being developed by Shri Vijay Vitthal Panchal.

2. Following technical professionals are appointed by owner / promoter :-

Shri. **Umesh Powar** as L.S. / Architect ;

Shri **Prashant Sane** as Structural Consultant

Shri. **Dhawal Pradip Vanjari** as Site Supervisor

Based on Site Inspection, with respect to composite Building with A & B 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 P51800010916 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the entire phase is detailed in Table B.

TABLE-A

Rehab Building / Wing Number A (to be prepared separately for each Building / Wing of the Project)

Sr. No.	Task /Activity	Percentage of work done
1.	Excavation	100 %
2.	number of Basement (S) and Plinth	<u>100%</u>
<u>3</u>	number of Podiums	
<u>4</u>	Stilt Floor	
<u>5</u>	number of Slabs of Super Structure	<u>100%</u>
<u>6</u>	Internal Walls, Internal Plaster, Floorings within 90 Flats/Premises, Doors and Windows to each of The Flat/Premises.	<u>100%</u>
<u>7</u>	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	<u>100%</u>
<u>8</u>	Staircases, Lifts Wells and Lobbies at each Floor 100 %Level connecting Staircases and Lifts, Overhead And Underground Water Tanks.	<u>100%</u>
<u>9</u>	The external plumbing and external plaster, Elevation, completion of terraces with Waterproofing of the Building / Wing.	<u>100%</u>
<u>10</u>		<u>80%</u>

TABLE – B

Internal and External Development Works 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 & Footh-paths.	NO	0	NA



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2	Water Supply	YES	50%	WIP
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	50%	STP
4	Storm Water Drains	YES	0	WIP

(1)	(2)	(3)	(4)	(5)
5	Landscaping & Tree Planting	NO	0	NA
6	Street Lighting	NO	0	NA
7	Community Buildings	NO	0	NA
8	Treatment and disposal Of sewage and sullage Water.	NO	0	NA
9	Solid Waste Management & Disposal.	NO	0	NA
10	Water conservation, Rain water harvesting.	YES	0	WIP
11	Energy management	NO	0	NA
12	Fire protection and Fire safety requirements	YES	0	WIP
13	Electrical meter room, Sub – station, receiving WIP Station.	YES	0	WIP
14	Others (Option to Add more).			

TABLE-A

Rehab Building / Wing Number B (to be prepared separately for each Building / Wing of the Project)

Sr. No.	Task /Activity	Percentage of work done
1.	Excavation	100 %
2.	number of Basement (S) and Plinth	<u>100%</u>
3	number of Podiums	
4	Stilt Floor	
5	number of Slabs of Super Structure	<u>90%</u>

<u>6</u>	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of The Flat/Premises.	<u>50%</u>
<u>7</u>	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	<u>%</u>
<u>8</u>	Staircases, Lifts Wells and Lobbies at each Floor 100 %Level connecting Staircases and Lifts, Overhead And Underground Water Tanks.	<u>40%</u>
<u>9</u>	The external plumbing and external plaster, Elevation, completion of terraces with Waterproofing of the Building / Wing.	<u>40%</u>
<u>10</u>	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.	<u>0%</u>

TABLE – B

Internal and External Development Works 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 & Footh-paths.			
2	Water Supply	yes	0%	WIP
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	50%	STP
4	Storm Water Drains	YES		WIP



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(1)	(2)	(3)	(4)	(5)
5	Landscaping & Tree Planting	NO	0	NA
6	Street Lighting	NO	0	NA
7	Community Buildings	NO	0	NA
8	Treatment and disposal Of sewage and sullage Water.	NO	0	NA
9	Solid Waste Management & Disposal.	NO	0	NA
10	Water conservation, Rain water harvesting.	YES	0	WIP
11	Energy management	NO	0	NA
12	Fire protection and Fire safety requirements	YES	0	WIP
13	Electrical meter room, Sub – station, receiving WIP Station.	YES	0	WIP
14	Others (Option to Add more).			

Yours Faithfully,

Sachin R. Chandane
Architect
(CR.NO.- CA/2003/31193)