



DATE-25.07.2017

To,
The M/S. SHREE VARAD VINAYAK DEVELOPERS THROUGH ITS PARTNERS
MR. SANJAY G. PANDIT & OTHERS THREE,
FLAT NO.-702, YASHWANT SANKALP CHS LTD.,
ABOVE BANK OF INDA, VIVA COLLEGE ROAD,
VIRAR (W), TAL-VASAI, DIST.THANE

Subject: Certificate of Percentage of Completion Work of Single of Building of the Project
SHAGUN APARTMENT (Project is under construction and still not registered with
RERA) Situated on the **PLOT NO-94, SECTOR-23, NODE-TALOJA** demarcated By Its
boundaries 88.00 mtr wide Road to the North, 11.00 mtr wide road to the South,
Plot No-93 to the East, 15.00 mtr wide road to the West of Node-TALOJA,
Navi Mumbai, Taluka-Panvel, District-Raigad, PIN NO.-410208 admeasuring 399.60
sq.mts area being developed by M/S. SHREE VARAD VINAYAK DEVELOPERS.

Sir,

I/We, ATUL PATEL proprietor of M/S. ATUL PATEL ARCHITECTS have undertaken assignment as
Architect of Certifying Percentage of Completion of Construction Work of Single Building of
the Project **SHAGUN APARTMENT** Situated on the **Plot No.94, Sector-23, Node-TALOJA, Navi
Mumbai, Taluka-Panvel, District-Raigad, PIN NO.-410208 admeasuring 399.60 sq.mts area**
being developed by M/S. SHREE VARAD VINAYAK DEVELOPERS.

I. Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s. **ATUL PATEL ARCHITECTS** as Architect
- (ii) M/s. **B.S.SUKTHANKAR & ASSOCIATES** as Structural Consultant
- (iii) M/s./Shri/Smt _____ as MEP Consultant
- (iv) M/s./Shri/Smt _____ 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 **(Project is
under construction and still not registered with RERA)** 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
Project- SHAGUN APARTMENT
PLOT NO.94, SECTOR-23, NODE-TALOJA

Building-SHAGUN APARTMENT

Sr No. (1)	Tasks/Activity (2)	Percentage Of Work Done (3)
1	Excavation	100%
2	0 Basement	NA
	1 Plinth	100%
3	0 Podiums	NA
4	Stilt Floor	75%
5	5 Slabs of Super Structure	100%
6 (87%)	Internal Walls	100%
	Internal Plaster	100%
	Floorings Within Flats/Premises,	100%
	Doors And Windows To Each Of The Flat/Premises	48%
7 (0%)	Sanitary Fittings Within The Flat/Premises	0%
	Electrical Fittings Within The Flat/Premises	0%
8 (84%)	Staircases	80%
	Lifts Wells	100%
	Lobbies	80%
	Overhead Water Tanks	80%
	Underground Water Tanks	80%
9 (97%)	External Plumbing	100%
	External Plaster	100%
	Elevation	93%
	Completion Of Terraces With Waterproofing	95%
10 (40%)	Installation of Lifts,	100%
	Installation of Water Pumps	0%
	Fire Fighting Fittings and Equipment as per CFO NOC	NA
	Electrical fittings to common areas	0%
	Electro mechanical equipment	0%
	Compliance To conditions of Environment /CRZ NOC	NA
	Finishing to Entrance Lobby/s	60%
	Plinth Protection	0%
	Paving of Areas Appurtenant To Building/Wing,	70%
	Compound Wall	90%
	All Other Requirements As May Be Required To Obtain Occupation /Completion Certificate	NA

2 OF 3





DATE-25.07.2017

TABLE-B
Project -SHAGUN APARTMENT
PLOT NO.-94, SECTOR-23, NODE-TALOJA

Internal and External Development Works in respect of the entire Registered Phase/Project

Sr No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No) (3)	Percentage of Work done (4)	Details (5)
1	Internal Roads & Foot- paths.	NO	NA	Provided Only drive way
2	Water Supply	YES	0%	Provide up to site by CIDCO
3	Sewerage (chamber, lines, Septic Tank, STP).	YES	80%	Chamber, Lines, Septic Tank Is provided
4	Storm Water Drains	NO	NA	Provide up to site by CIDCO
5	Landscaping & Tree Planting.	YES	0%	4 No. of trees
6	Street Lighting	NO	NA	NA
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water.	NO	NA	Provide up to site by CIDCO
9	Solid Waste management & Disposal.	NO	NA	Provide up to site by CIDCO
10	Water conservation, rain water harvesting	YES	80%	RWH tank is provided
11	Energy management	NO	NA	NA
12	Fire protection and fire safety requirements	NO	NA	NA
13	Electrical meter room, sub-station, receiving station.	YES	0%	Electrical meter room will be provided

Yours Faithfully,
 For, **ATUL PATEL ARCHITECTS**

ATUL PATEL
 (ARCHITECT) (CA/2003/32480)



3 OF 3



DATE-25.07.2017

PLOT NO.-94, SECTOR-23, TALOJA, NAVI MUMBAI.									
Floor	Shop No./ Flat No.	Carpet Area Including Internal Walls (As Per RERA)	Usable Enclose Balcony	Usable Projected Enclose Balcony	Usable C.B. Area	Usable F.B.	Usable Projected Terrace	Natural Terrace	Service Area
GR	1	9.180	4.050	0.000	0.000	0.000	0.000	0.000	0.000
	2	9.180	4.050	0.000	0.000	0.000	0.000	0.000	0.000
	3	9.180	4.050	0.000	0.000	0.000	0.000	0.000	0.000
	4	11.515	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	5	11.515	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	6	19.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1ST	101	26.660	0.000	3.578	1.988	2.820	3.578	0.000	0.000
	102	25.776	0.000	3.578	3.938	0.000	3.578	0.000	0.000
	103	15.878	12.070	0.000	1.425	0.000	0.000	0.000	0.000
	104	21.210	8.370	0.000	0.000	1.050	0.000	0.000	0.000
	105	27.788	0.000	3.380	1.463	2.940	3.380	0.000	0.000
2ND	201	26.660	0.000	0.000	1.463	2.640	3.983	0.000	0.000
	202	25.776	0.000	0.000	3.938	4.393	0.000	0.000	0.000
	203	15.878	12.070	0.000	1.425	4.440	0.000	0.000	0.000
	204	21.210	8.370	0.000	0.000	4.290	0.000	0.000	0.000
	205	21.210	0.000	0.000	1.463	4.500	0.000	0.000	0.000
3RD	301	26.660	0.000	0.000	1.463	2.820	3.578	0.000	0.000
	302	25.776	0.000	0.000	3.938	2.803	3.578	0.000	0.000
	303	15.878	12.070	0.000	1.425	2.820	3.240	0.000	0.000
	304	21.210	8.370	0.000	0.000	2.670	3.240	0.000	0.000
	305	27.788	0.000	0.000	1.463	2.940	3.380	0.000	0.000
4TH	401	26.660	0.000	0.000	1.463	2.640	3.983	0.000	0.000
	402	23.606	2.170	2.170	3.938	3.073	0.000	0.000	0.000
	403	17.488	10.460	10.460	1.425	0.000	0.000	0.000	0.000
	404	22.020	7.560	7.560	0.000	1.050	0.000	0.000	0.000
	405	27.788	0.000	0.000	1.463	4.500	0.000	0.000	0.000
Covered Parking									5
Open Parking									2
Visitor Covered Parking									0
Visitor Open Parking									1
Fitness Center Area									0
Society Office Area									0
Recreational Area									0

