

Nitin A. Patil

Architect , Reg. No. CA/ 2008 / 42077



Building No.- 24, Wing - A, Flat No.- 601 to 604, 6th floor,
Maitri Co-op Housing Society, MHADA Colony, Bimbisar Nagar,
Near Western Express Highway, Mahanand Dairy,
Goregaon(E), Mumbai- 400 065



**FORM-4 [see Regulation 3]
ARCHITECT'S CERTIFICATE**

Date: 08/06/2017

(To be issued on completion of each of the Building/Wing)

To,

The Executive Engineer - I.

**Mezzanine floor, Konkan Board, Griha Nirman Bhavan,
Kalanagar, Bandra (E), K.H & A.D Board,
Mumbai- 400051.**

Subject: Certificate of Completion of Construction Work of MIG, LIG, for PHASE- I & II ---
Building No. 01 Wing A, Building No2, A, Building No 3, Wing A,B,C,D,E,F,G,H,J,K, Building
No 4 Wing A,B,C,D,E,F,G,H,J Building No 5, Wing- A,B, Building No 6, Wing
A,B,C,D,E,F,G,H,J,K,L, Building No 7, Wing A,B,C,D,E,F,G,H,J, Building No 8, Wing A,B,C,
Building No 9, Wing A,B,C,D and certifying Construction Work is in progress LIG,
Commercial bldgs. for PHASE- III Building No 10, Wing A, Building No 11, Wing
A,B,C,D,E,F,G,H,J, Building No 12, Wing A,B,C,D,E,F,G,H, Building No 13, Wing A,B,C, Building
No 14, Wing A, of the Building of the project [MahaRERA Registration Number] situated on
the Plot bearing S.No.392(pt.) , 376(pt.) , demarcated by its boundaries (latitude and
longitude of the end points) veer savarkar road to the North, open land to the South, bus
depot to the East, 40.00M wide DP Road to the West of virar village, vasai taluka, District
Palghar PIN 401305 admeasuring 4,70,000 Sq.mts. area for phase- I, II, III being developed
by Promoter's Name] MHADA.

Sir,

I/ We Nitin Patil have undertaken assignment as Architect /Licensed Surveyor of certifying
Completion of Construction Work of MIG, LIG, for PHASE- I & II ---Building No. 01 Wing A,
Building No2, A, Building No 3, Wing A,B,C,D,E,F,G,H,J,K, Building No 4 Wing A,B,C,D,E,F,G,H,J
Building No 5, Wing- A,B, Building No 6, Wing A,B,C,D,E,F,G,H,J,K,L, Building No 7, Wing
A,B,C,D,E,F,G,H,J, Building No 8, Wing A,B,C, Building No 9, Wing A,B,C,D and certifying
Construction Work is in progress LIG, Commercial bldgs. for PHASE- III Building No 10, Wing A,
Building No 11, Wing A,B,C,D,E,F,G,H,J, Building No 12, Wing A,B,C,D,E,F,G,H, Building No 13, Wing
A,B,C, Building No 14, Wing A, of the Building of the project [MahaRERA Registration Number]
situated on the Plot bearing S.No.392(pt.) , 376(pt.) , demarcated by its boundaries (latitude and
longitude of the end points) veer savarkar road to the North, open land to the South, bus depot to
the East, 40.00M wide DP Road to the West of virar village, vasai taluka District Palghar PIN
401305 admeasuring 4,70,000 Sq.mts. area for phase- I, II, III being developed by Promoter's
Name] MHADA.

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

- (i) M/s/Shri NITIN A. PATIL as L.S. / Architect;
- (ii) M/s /Shri Y.P. KAJALE as Structural Consultant
- (iii) M/s /Shri A.H. KHAN & S.B. ITHAPE as MEP Consultant

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor
for Phase- I, II; and work is in progress for PHASE- III, to the best of my/our knowledge
I/We hereby certify that,

- a. Building No. 01 Wing A, Building No2, A, Building No 3, Wing A,B,C,D,E,F,G,H,J,K, Building No 4 Wing A,B,C,D,E,F,G,H,J Building No 5, Wing- A,B, Building No 6, Wing A,B,C,D,E,F,G,H,J,K,L, Building No 7, Wing A,B,C,D,E,F,G,H,J, Building No 8, Wing A,B,C, Building No 9, Wing A,B,C,D-----Provisional Occupation granted Under Certificate Number:- VVCMC/TP/OC/VP-0191/02/2017-18,dated 05 APRIL 2017 by VVCMC (Local Planning Authority).
- b. Building No 10, Wing A, Building No 11, Wing A,B,C,D,E,F,G,H,J, Building No 12, Wing A,B,C,D,E,F,G,H, Building No 13, Wing A,B,C, Building No 14, Wing A, Building No 15, Building No 16, Building No 17, Building No 18, Building No 19Building No 4/ Wing A,B,C, : Approval is granted under Certificate Number:- VVCMC/TP/RDP/VP-0191/313/2015-16,dated 01 APRIL 2016 by VVCMC (Local Planning Authority) & work is in progress for PHASE-III buildings proposed in the layout as per approval.
3. The Total FSI Built Up Area for Phase -I, II, III is 6,22,011.03 Sq.M. with 57 nos. of shops approved under No.- VVCMC/TP/RDP/VP-0191/01/2017-18, dated 13 APRIL 2017 by VVCMC (Local Planning Authority).
4. MHADA has already handed over 6 nos. of D.P. Reservations on dt: - 04 July 2013, such as Playground(PG), Bus Depot, ESR, Garden (2 Nos.), D.P. Roads.

Sr.no.	D.P. Reservations	Plot area
01	Playground(PG)-162	27,010.45 Sq.M.
02	Bus Depot-143	01,454.17 Sq.M.
03	ESR-153	02,214.88 Sq.M.
04	Garden (2 Nos.)-142 &145	14,414.75 Sq.M.
05	D.P. Roads/ Municipal Roads	79,766.74 Sq.M.
	Total =	1,24,860.99 Sq.M.

5. Total RG is provided in the layout is 55,303.15 Sq.M. as against Required RG area is 43,493.61 Sq.M.
6. **Parking Details:** - for occupation granted buildings.

Sr.no.	Bldg. numbers	Provided Stilt parking	Provided Open parking
01	01	13	50
02	02	04	18
03	03	94	181
04	4,5,6	204	392
05	07	138	349
06	08	30	139
07	09	50	162

7. **Carpet Area Details:** -

As per RERA - Carpet Area --- including internal wall

Sr.no.	Bldg. Type	Carpet Area in Sq.M.	Carpet Area in Sq.Ft.
Phase - I, II			
01	LIG - R	31.68	341.00
02	LIG - T	31.68	341.00
03	MIG - R	63.66	685.24
04	MIG - T	63.66	685.24
Phase - III			
05	New LIG + Typical flat nos.	43.45	467.69
	1,2		
	3,8	41.89	450.90
	4,7	41.60	447.78
	5,6	42.42	456.61

06	New LIG - T		
	Typical flat nos. 1,2	43.08	463.71
	3,6	41.89	450.90
	4,5	41.60	447.78
07	New LIG - R	41.40	445.63

8. Carpet Area Details: -

As per VVCMC - Carpet Area --- excluding internal wall

Sr.no.	Bldg. Type	Carpet Area in Sq.M.	Carpet Area in Sq.Ft.
Phase - I, II			
01	LIG - R	30.68	330.24
02	LIG - T	30.68	330.24
03	MIG - R	60.73	653.70
04	MIG - T	60.73	653.70
Phase - III			
05	New LIG +		
	Typical flat nos. 1,2	42.11	453.27
	3,8	40.94	440.68
	4,7	40.64	437.45
	5,6	41.46	446.27
06	New LIG - T		
	Typical flat nos. 1,2	42.11	453.27
	3,6	40.94	440.68
	4,5	40.64	437.45
07	New LIG - R	40.41	434.97

Provisional OC Granted for 57 Shops approved under No.- VVCMC/TP/OC/VP-0191/02/2017-18, dated 05 APRIL 2017 by VVCMC (Local Planning Authority).

Sr. No.	Bldg. No.	Type	Shop No.	Built up Area in Sq.m/ Sq.ft.	Carpet Area in Sq.m/ Sq.ft.
1.	1	MIG-T	S1	15.46 SQ.M. (166.41 SQ.FT.)	13.16 SQ.M. (141.65 SQFT.)
2.			S2	15.31 SQ.M. (164.80 SQ.FT.)	13.42 SQ.M. (144.45 SQFT.)
3.			S3	13.81 SQ.M. (148.65 SQ.FT.)	11.55 SQ.M. (124.32 SQFT.)
4.			S4	19.90 SQ.M. (214.20 SQ.FT.)	16.94 SQ.M. (182.34 SQFT.)
5.			S5	19.90 SQ.M. (214.20 SQ.FT.)	16.94 SQ.M. (182.34 SQFT.)
6.			S6	13.81 SQ.M. (148.65 SQ.FT.)	11.55 SQ.M. (124.32 SQFT.)
7.			S7	15.31 SQ.M. (164.80 SQ.FT.)	13.42 SQ.M. (144.45 SQFT.)
8.			S8	15.46 SQ.M. (166.41 SQ.FT.)	13.16 SQ.M. (141.65 SQFT.)

9.	2	LIG-R	S1	24.17 SQM. (260.16 SQFT.)	20.03 SQM. (215.60 SQFT.)
10.			S2	24.17 SQM. (260.16 SQFT.)	19.99 SQM. (215.17 SQFT.)
11.	3F	LIG-T	S1	38.28 SQ.M. (412.04 SQ.FT.)	32.87 SQ.M. (353.81 SQFT.)
12.			S2	11.92 SQ.M. (128.31 SQ.FT.)	10.04 SQ.M. (108.07 SQFT.)
13.			S3	12.20 SQ.M. (131.32 SQ.FT.)	09.85 SQ.M. (106.02 SQFT.)
14.			S4	24.26 SQ.M. (261.13 SQ.FT.)	20.37 SQ.M. (219.26 SQFT.)
15.	3G	LIG-T	S1	38.28 SQ.M. (412.04 SQ.FT.)	32.88 SQ.M. (353.92 SQFT.)
16.			S2	24.17 SQM. (260.16 SQFT.)	20.23 SQ.M. (217.75 SQFT.)
17.			S3	24.26 SQ.M. (261.13 SQ.FT.)	20.29 SQ.M. (218.40 SQFT.)
18.	4G	LIG-T	S1	38.28 SQ.M. (412.04 SQ.FT.)	32.68 SQ.M. (351.76 SQFT.)
19.			S2	24.17 SQM. (260.16 SQFT.)	20.20 SQ.M. (217.43 SQFT.)
20.			S3	24.26 SQ.M. (261.13 SQ.FT.)	20.27 SQ.M. (218.18 SQFT.)
21.	4H	LIG-T	S1	38.28 SQ.M. (412.04 SQ.FT.)	32.94 SQ.M. (354.56 SQFT.)
22.			S2	24.17 SQM. (260.16 SQFT.)	20.24 SQ.M. (217.86 SQFT.)
23.			S3	24.26 SQ.M. (261.13 SQ.FT.)	20.33 SQ.M. (218.83 SQFT.)
24.	6J	LIG-T	S1	38.28 SQ.M. (412.04 SQ.FT.)	32.58 SQ.M. (350.69 SQFT.)
25.			S2	24.17 SQM. (260.16 SQFT.)	20.06 SQ.M. (215.92 SQFT.)
26.			S3	24.26 SQ.M. (261.13 SQ.FT.)	20.16 SQ.M. (217.00 SQFT.)
27.	6K	LIG-T	S1	38.28 SQ.M. (412.04 SQ. FT.)	32.84 SQ. M. (353.48 SQ. FT.)
28.			S2	11.92 SQ.M. (128.31 SQ.FT.)	10.12 SQ.M. (108.93 SQFT.)
29.			S3	12.20 SQ.M. (131.32 SQ.FT.)	09.76 SQ.M. (105.05 SQFT.)
30.			S4	24.26 SQ.M. (261.13 SQ.FT.)	20.02 SQ.M. (215.49 SQFT.)

31.	7C	MIG-R	S1	16.44 SQ.M. (176.96 SQ.FT.)	13.36 SQ.M. (143.80 SQFT.)
32.			S2	30.94 SQ.M. (333.04 SQ.FT.)	26.91 SQ.M. (289.66 SQFT.)
33.	7G	MIG-R	S1	45.27 SQ.M. (487.29 SQ.FT.)	39.32 SQ.M. (423.24 SQFT.)
34.			S2	45.27 SQ.M. (487.29 SQ.FT.)	39.33 SQ.M. (423.34 SQFT.)
35.	7H	MIG-R	S1	45.27 SQ.M. (487.29 SQ.FT.)	39.32 SQ.M. (423.24 SQFT.)
36.			S2	45.27 SQ.M. (487.29SQ.FT.)	39.36 SQ.M. (423.67 SQFT.)
37.	8A	MIG-R	S1	30.71 SQ.M. (330.56 SQ.FT.)	26.96 SQ.M. (290.19 SQFT.)
38.			S2	14.57 SQ.M. (156.83 SQ.FT.)	12.00 SQ.M. (129.17 SQFT.)
39.			S3	29.71 SQ.M. (319.80 SQ.FT.)	24.79 SQ.M. (266.83 SQFT.)
40.			S4	15.50 SQ.M. (166.84 SQ.FT.)	13.78 SQ.M. (148.32 SQFT.)
41.	8B	MIG-T	S1	64.47 SQ.M. (693.95 SQ.FT.)	56.26SQ.M. (605.58 SQFT.)
42.			S2	64.47 SQ.M. (693.95 SQ.FT.)	56.26SQ.M. (605.58 SQFT.)
43.	8C	MIG-T	S1	30.77 SQ.M. (331.21 SQ.FT.)	27.02 SQ.M. (290.84 SQFT.)
44.			S2	33.71 SQ.M. (362.85 SQ.FT.)	28.96 SQ.M. (311.72 SQFT.)
45.			S3	19.86 SQ.M. (213.77 SQ.FT.)	16.95 SQ.M. (182.44 SQFT.)
46.			S4	13.81 SQ.M. (148.65 SQ.FT.)	11.75 SQ.M. (126.47 SQFT.)
47.			S5	30.77 SQ.M. (331.21 SQ.FT.)	27.40 SQ.M. (294.93 SQFT.)
48.	9A	MIG -T	S1	30.77 SQ.M. (331.21 SQ.FT.)	26.89 SQ.M. (289.44 SQFT.)
49.			S2	33.71 SQ.M. (362.85 SQ.FT.)	29.25 SQ.M. (314.84 SQFT.)
50.			S3	33.71 SQ.M. (362.85 SQ.FT.)	29.25 SQ.M. (314.84 SQFT.)
51.			S4	14.78 SQ.M. (159.09 SQ.FT.)	13.56 SQ.M. (145.95 SQFT.)
52.			S5	16.05 SQ.M. (172.76 SQ.FT.)	13.46 SQ.M. (144.88 SQFT.)
53.	9D	MIG - T	S1	30.77 SQ.M. (331.21 SQ.FT.)	26.78 SQ.M. (288.26 SQFT.)
54.			S2	33.71 SQ.M.	29.06 SQ.M.

				(362.85 SQ.FT.)	(312.08 SQFT.)
55.			S3	20.09 SQ.M. (216.25 SQ.FT.)	16.90 SQ.M. (181.91 SQFT.)
56.			S4	13.81 SQ.M. (148.65 SQ.FT.)	11.52 SQ.M. (124.00 SQFT.)
57.			S5	30.77 SQ.M. (331.21 SQ.FT.)	27.18 SQ.M. (292.56 SQFT.)

Yours Faithfully

 06/6/2017.

NITIN A PATIL
Architect

Reg. No CA/2008/42077