

9, Savla Sadan, 2nd Floor,
Plot No. 28/B, Near Fly Over,
R.C. Marg, Chembur,
Mumbai - 400 071.
Tel.: 2528 5693 • 6797 3544
E-mail : bkmhatre@gmail.com



ARCHITECT'S CERTIFICATE

To,
M/S Adeshwar Associates & Developers
Parakh hospital, khokhani lane,
Opp. Ghatkopar Railway Station
Ghatkopar (E), Mumbai – 400 077

Date:- 29 / 07/ 2017

Sub: Certificate of Percentage of Completion of Construction Work of “ SHREE BASANT VIHAR CHS. LTD.” Proposed Redevelopment on Property Bearing Plot No. 171, T.P.S.III, Ghatkopar village, C.T.S. No. 5830, Ghatkopar – kirol, at R.B. Mehta Marg, Ghatkopar (East), Mumbai 400077.

Demarcated by : Its boundaries as per latitude & longitude of the end points are Shown in enclosed Drawing.

Admeasuring : 1088.60 Sq.Mt. + 729.36 Sq.Mt. (67 % TDR) + 359.24 Sq.Mt. (33 %TDR)
+ 762.02 Sq.Mt. (FUNGIBLE) = 2939.22 Sq.Mt.
Proposed B.U.A. = 2937.29 Sq.Mt.

Sir,

I, Mr. B.K. Mhatre have undertaken assignment as Architect of Certifying Percentage of Completion of Construction Work of the Building known as “SHREE BASANT VIHAR CHS. LTD. ” of the project, situated on the Property Bearing Plot No. 171, T.P.S. III, Ghatkopar village, C.T.S. No. 5830, Ghatkopar – kirol, at R.B. Mehta Marg, Ghatkopar (East), Mumbai 400077. Admeasuring 2937.29 Sq.Mt. Area being developed by M/S Adeshwar Associates & Developers.

1. Following technical professional are appointed by Owner M/S Adeshwar Associates & Developers.
 - i. Mr. Bharat K. Mhatre as Architect
 - ii. M/s. Struct Bombay Consultants as Structural Consultant
 - iii. M/s. Jaysukhlal L. Shah As MEP Consultant
 - iv. Shri Pravin A. Shirwadkar as Site Supervisor

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of Work done for the building of the Real Estate Project as registered vide number _____ 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.

B.K. MHATRE
ARCHITECT
Reg. No. : CA / 81/ 6493

Encl: Copy of latitude & longitude Drawing

Table A

Building :- “SHREE BASANT VIHAR CHS. LTD.”

Sr. No.	Tasks / Activity	Percentage of work done
1.	Excavation	100
2.	1 Plinth	0%
3.	Stilt Floor	0%
4.	3 Number of Podiums	0%
5.	10 Slabs number of Slabs of Super Structure	0%
6.	Internal walls, Internal Plaster, Flooring within Flats/ Premises, doors and windows to each of the Flat/ Premises.	0%
7.	Sanitary fittings within the Flat/ Premises, Electrical fittings within the Flat / Premises.	0%
8.	Staircases, lifts Wells and Lobbies at each floor Level connecting Staircases and lifts, Overhead and Underground Water Tank	0%
9.	The External Plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building.	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 Bldg., Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate	0%

TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpath	No	N.A.	N.A.
2.	Water Supply	Yes	0%	To be applied
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	To be Constructed
4.	Storm Water Drains	Yes	0%	To be Constructed
5.	Landscaping & Tree Planting	Yes	0%	To be Constructed
6.	Street Lighting	No	N.A.	N.A.



B. K. MHATRE
ARCHITECT
Reg. No. CA / 81 / 6493

9, Savla Sadan, 2nd Floor,
Plot No. 28/B, Near Fly Over,
R.C. Marg, Chembur,
Mumbai - 400 071.
Tel.: 2528 5693 • 6797 3544
E-mail : bkmhatre@gmail.com

MHATRE
B.K.
ARCHITECT • VALUER
PLANNING CONSULTANT

7.	Community Buildings	No	N.A.	N.A.
8.	Treatment and Disposal of Solid waste Management & Disposal	No	N.A.	N.A.
9.	Solid waste Management & Disposal	No	N.A.	N.A.
10.	Water Conservation, Rain Water Harvesting	Yes	0%	To be Installed
11.	Energy Management	No	N.A.	N.A.
12.	Fire Protection and fire safety Requirements	Yes	0%	To be Installed
13.	Electrical Meter Room, Sub-station, Receiving station	Yes	0%	To be Installed
14.	Others (Gym, Parking and Other common amenities to be mentioned)	Yes	0%	To be Installed / Provided

Thanking You,
Yours Faithfully



B.K. MHATRE
ARCHITECT
Reg. No. : CA / 81/ 6493

m. b. andurlekar & associates

(Land Surveyors & Civil Engineers)



Off. : 2617 7805
Fax : 2610 0937
Email : mb.andurlekar@rediffmail.com

602 'A' Wing, Bldg. No.1,
Om Sai Ganga Co-op. Hsg. Soc. Ltd.
Jeevan Vikas Kendra Marg,
Vile Parle (E), Mumbai - 400 057

MBA /BKM / K230

08/03/2013

To,
Mr. B. K. Mhatre
Architect,
9, Savla Sadan, 2nd Flr., Plot No. 28/B,
Near Fly Over, R. C. Marg,
Chembur, Mumbai – 400 071.

Sub : Observation of Co-ordinates of Plot by DGPS

Respected Sir,

This is to certify that the co-ordinates of Plot bearing F.P. No. 171, TPS No. III of Ghatkopar, C.T.S. No. 5830, Of Village – Kirol, At R. B. Mehta Marg, Ghatkopar (E), Mumbai, are based on our observations using NAVCOM SF 3050G DGPS in WGS – 84 co-ordinate system. Find details as below -

Sr. No.	C.T.S. No.	Latitude	Longitude
1.	<u>F.P. No. 171, TPS No. III of Ghatkopar, C.T.S. No. 5830, Of Village – Kirol, At R. B. Mehta Marg, Ghatkopar (E), Mumbai.</u>	(1) 19d – 04' - 54.923"	72d – 54' – 31.427"
		(2) 19d – 04' - 54.175"	72d – 54' – 31.138"
		(3) 19d – 04' - 54.641"	72d – 54' – 29.802"
		(4) 19d – 04' - 55.373"	72d – 54' – 30.117"

Thanking you.

Yours Faithfully

For m. b. andurlekar & associates
Tel: 26177805 / 26100937

M. B. Andurlekar & Associates
(Land Surveyors)
Manohar Malshe,
Lic. No. M/379/L.S.

A-602, OM SAI GANGA CHS LTD.
JIVAN VIKAS KENDRA
VILE PARLE (E), MUMBAI - 400 057.

SITE U/R



LOCATION PLAN
SCALE - 1 : 4000



19d-04'-54.923"
72d-54'-31.427"

R. B. MEHTA MARG

19d-04'-54.175"
72d-54'-31.138"

19d-04'-55.373"
72d-54'-30.117"

CTS No. 5830
F. P. No. 171

19d-04'-54.641"
72d-54'-29.802"

BLOCK PLAN
SCALE - 1 : 500

Tel: 26177805 / 26108937
M. B. Andurlekar & Associates
(Land Surveyors)
Gandhar Malshi,
Lic. No. M/370/L5
A-602, CH. SAJ GANGA CHS LTD.,
JWAMI VIKAS KENDRA MARG,
VILE PARLE (E), MUMBAI - 400 057.

B. K. MHATRE
ARCHITECT

9, SAVLA SADAN, 2nd FLOOR, PLOT NO.28/B,
NEAR FLY OVER, R. C. MARG, CHEMBUR,
MUMBAI- 400 071.

PLAN SHOWING PROPERTY BEARING F.P. No. 171, TPS No. III OF GHATKOPAR, C.T.S. No. 5830
OF VILL- KIROL, AT R. B. MEHTA MARG, GHATKOPAR (E), MUMBAI.

SURVEY DATE:- 08.03.2013