



# SARTHAK ASSOCIATES

Office No.C7, 3 rd Floor, Prozon Trade Center,  
Prozone Mall, Aurangabad-431006, (Maharashtra)

• ARCHITECTS • INTERIOR DESIGNERS • VALUERS

## Annexure E

### FORM 4

(See Regulation 3)

### ARCHITECT'S CERTIFICATE

(To be issued on Completion of Registered Project)

Date: - 10/06/2024

To, The

Abhay Housrao Shirsat and Sandeep Housrao Shirsat  
Plot no 24, Ramkrupa Shambhu Mahadevnagar  
Osmanpura, Aurangabad. 43105

**Subject:** Certificate of Completion of Construction of Work of Anmol Residency having MahaRERA Registration Number P51500025196 being developed by Abhay Housrao Shirsat and Sandeep Housrao Shirsat  
Sir,

I/We Sarthak Associates have undertaken assignment as an Architect / Licensed Surveyor of certifying Completion of Completion of Construction of Work of "Anmol Residency" having MahaRERA Registration Number P51500025196 being developed by Abhay Housrao Shirsat and Sandeep Housrao Shirsat

I/We hereby certify that, on basis of my inspection and certificate received from Structural Engineer and Site Supervisor, the following area of "Anmol Residency" has been completed in all respects and is fit for occupy for which it has been erected/re-erected/constructed and enlarged. Further the following Occupancy Certificates/Completion Certificate have been granted:

| S. No. | Occupancy Certificate Number                       | Layout/ Building/ Wing Number | Date       | Local Planning Authority                                           |
|--------|----------------------------------------------------|-------------------------------|------------|--------------------------------------------------------------------|
| 1      | Ja. Kra./MANAPA/NARAVI/ BHO.PRA.Pra./59/17/2024-25 | A type and B Type Building    | 29/05/2024 | Chhatrapati Sambhajnagar Mahanagarpalika, Chhatrapati Sambhajnagar |

I Certify that the Project "Anmol Residency" having MahaRERA Number P51500025196 is complete in all respects as per Agreement of sale.

Yours faithfully

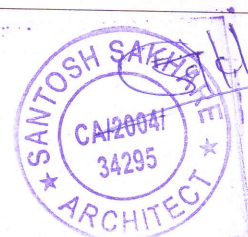
Signature and Name (IN BLOCK LETTERS) of L.S. / Architect with  
(License Number \_\_\_\_\_)

Agreed and accepted by:

Signature of Promoter

Name: Abhay Housrao Shirsat and Sandeep Housrao Shirsat

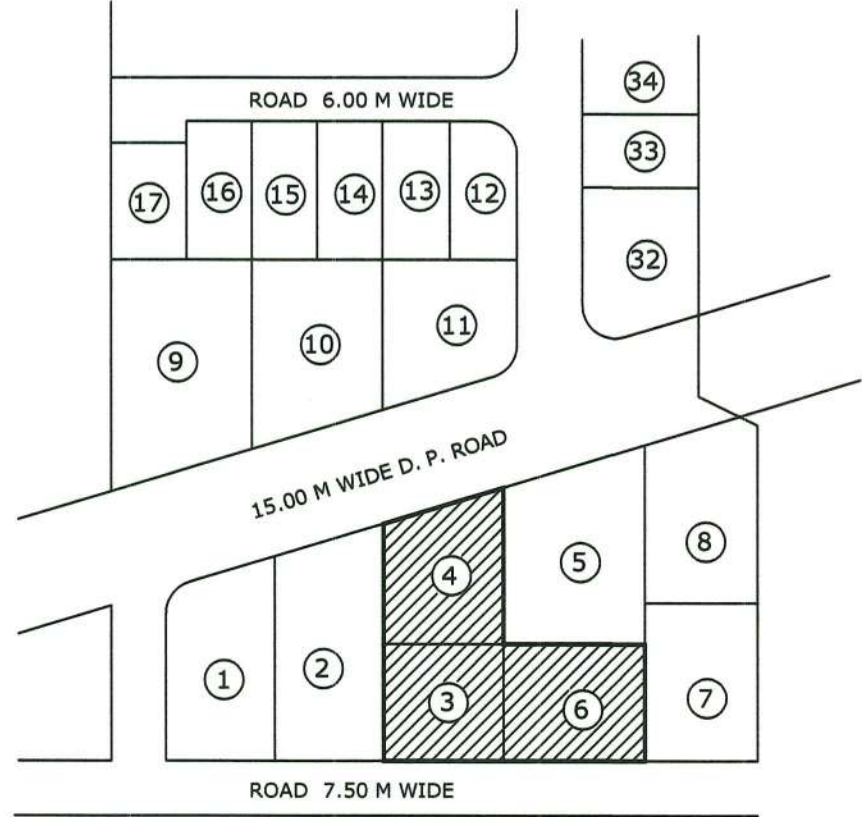
Date: - 10/06/2024



अर्बदार गयी प्र  
Work done Plan are  
accepted for occupancy  
certificate is issued vide  
Letter No. 00159/11/13007/29.10.2024  
Date 29.10.2024  
DY. ENGINEER  
Town Planning  
Municipal Corporation  
Chhatrapati Sambhaji Nagar  
O.C. Signed By D.D.T.P.

PARKING STATEMENT

| S.NO | OCCUPANCY                            | PROPOSED TENEMENT | OPEN PARKING SPACE FOR EVERY                                                              | REQUIRED NON CONGESTED AREA |         |       | PROPOSED AS PER MULTIPLYING FACTOR 0.70 |         |       |
|------|--------------------------------------|-------------------|-------------------------------------------------------------------------------------------|-----------------------------|---------|-------|-----------------------------------------|---------|-------|
|      |                                      |                   |                                                                                           | CAR                         | SCOOTER | CYCLE | CAR                                     | SCOOTER | CYCLE |
| 01   | RESIDENTIAL MULTI FAMILY RESIDENTIAL | NIL               | a) 2 TENEMENT EACH HAVING CARPET AREA MORE THAN 80.00 SQ.M.                               | ---                         | ---     | ---   | ---                                     | ---     | ---   |
|      |                                      | 20 NOS            | b) 2 TENEMENT EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQ.M. AND UP TO 80.00 SQ.M. | 10                          | 20      | ---   | 07                                      | 15      | ---   |



LOCATION PLAN

FLAT AREA STATEMENT ( TYPE - B )

| FLAT NO | FLOOR        | CARPET AREA IN ( E ) S.qm. | P.LINE B/U AREA (A+B+C+D) S.qm. |
|---------|--------------|----------------------------|---------------------------------|
| B-1     | STILT FIRST  | 62.55                      | 76.94                           |
| B-2     | STILT FIRST  | 62.55                      | 76.94                           |
| B-3     | STILT SECOND | 62.55                      | 76.94                           |
| B-4     | STILT SECOND | 62.55                      | 76.94                           |
| B-5     | STILT THIRD  | 62.55                      | 76.94                           |
| B-6     | STILT THIRD  | 62.55                      | 76.94                           |
| B-7     | STILT FOURTH | 62.55                      | 76.94                           |
| B-8     | STILT FOURTH | 62.55                      | 76.94                           |
| B-9     | STILT FIFTH  | 62.55                      | 76.94                           |
| B-10    | STILT FIFTH  | 62.55                      | 76.94                           |

AREA STATEMENT

| WORK DONE B/U AREA ( TYPE - A )     |               |
|-------------------------------------|---------------|
| STILT FIRST FLOOR                   | 210.26 SQ.M.  |
| STILT SECOND FLOOR                  | 205.82 SQ.M.  |
| STILT THIRD FLOOR                   | 210.26 SQ.M.  |
| STILT FOURTH FLOOR                  | 205.82 SQ.M.  |
| STILT FIFTH FLOOR                   | 168.40 SQ.M.  |
| TOTAL B/U AREA                      | 1000.56 SQ.M. |
| WORK DONE B/U AREA ( TYPE - B )     |               |
| STILT FIRST FLOOR                   | 170.87 SQ.M.  |
| STILT SECOND FLOOR                  | 170.87 SQ.M.  |
| STILT THIRD FLOOR                   | 170.87 SQ.M.  |
| STILT FOURTH FLOOR                  | 170.87 SQ.M.  |
| STILT FIFTH FLOOR                   | 170.87 SQ.M.  |
| TOTAL B/U AREA ( 1000.56 + 854.35 ) | 1854.91 SQ.M. |

AREA STATEMENT

|                                                                                                |               |
|------------------------------------------------------------------------------------------------|---------------|
| 1. Area of plot                                                                                |               |
| (a) as per ownership ( 7/12 , cts extract )                                                    | 877.31 Sq.m.  |
| (b) as per measurement sheet                                                                   | 877.31 Sq.m.  |
| (c) as per site                                                                                | 877.31 Sq.m.  |
| 2. Deductions for                                                                              |               |
| (a) Proposed D.P./D.P. Road Widening Area/ Service Road                                        | 00.00 Sq.m.   |
| (b) any D.P. Reservation area                                                                  | 00.00 Sq.m.   |
| (Total a + b)                                                                                  | 00.00 Sq.m.   |
| 3. Balance area of plot (1-2)                                                                  | 877.31 Sq.m.  |
| 4. Amenity space (if applicable)                                                               |               |
| (a) Required                                                                                   | 00.00 Sq.m.   |
| (b) Adjustment of 2(b), if any                                                                 | 00.00 Sq.m.   |
| (c) Balance proposed                                                                           | 00.00 Sq.m.   |
| 5. Net Plot Area (3-4(c))                                                                      | 877.31 Sq.m.  |
| 6. Recreational Open space (if applicable)                                                     |               |
| (a) Required                                                                                   | 00.00 Sq.m.   |
| (b) Proposed                                                                                   | 00.00 Sq.m.   |
| 7. Internal Road Area                                                                          | 00.00 Sq.m.   |
| 8. Plottable Area ( if applicable )                                                            |               |
| 9. Built up area with reference to basic F.S.I. 1.10 as per front road width ( 877.31 X 1.10 ) | 965.04 Sq.m.  |
| 10.Addition of F.S.I on payment of premium                                                     |               |
| (a) Maximum permissible premium FSI- based on road width/ TOD Zone                             | 00.00 Sq.m.   |
| (b) Proposed FSI on payment of premium                                                         | 205.00 Sq.m.  |
| 11.In - situ FSI/ TDR loading                                                                  |               |
| (a) In-situ area against D.P. road                                                             | 00.00 Sq.m.   |
| (b) In-situ area against Amenity Space if handed over                                          | 00.00 Sq.m.   |
| (c) TDR area                                                                                   | 00.00 Sq.m.   |
| (d) Total in-situ / TDR loading proposed ( 11(a)+(b)+(c) )                                     | 00.00 Sq.m.   |
| 12.Additional FSI area under chapter no.7                                                      | 00.00 Sq.m.   |
| 13.Total entitlement of FSI in the proposal                                                    |               |
| (a) [ 9+10(b)+11(d) ] or 12 whichever is applicable                                            | 1161.04 Sq.m. |
| (b) Ancillary area FSI upto 60% or 80% with payment of charges.                                | 695.00 Sq.m.  |
| (c) Total entitlement (a+b)                                                                    | 1856.04 Sq.m. |
| 14.Maximum utilization limit of FSI Permissible as per road                                    | 2.50          |
| 15.Total Built-up area in proposal                                                             |               |
| (a) existing built-up area                                                                     | 00.00 Sq.m.   |
| (b) proposed built-up area ( as per p-line )                                                   | 1854.91 Sq.m. |
| (c) total (a+b)                                                                                | 1854.91 Sq.m. |
| 16.F.S.I. Consumed (15/1 )                                                                     | 2.11 %        |
| 17.Area for Inclusive Housing if any                                                           |               |
| (a) Required                                                                                   |               |
| (b) Proposed                                                                                   |               |

SCHEDULE OF OPENING

|    |             |        |
|----|-------------|--------|
| D  | 1.00 x 2.10 | DOOR   |
| D1 | 0.90x 2.10  | DOOR   |
| D2 | 0.75 x 2.10 | DOOR   |
| W  | 2.00 x 1.50 | WINDOW |
| W1 | 1.50 x 1.20 | WINDOW |
| W2 | 1.50 x 1.00 | WINDOW |
| V  | 0.60 x 0.75 | VENTI  |

WORK DONE PLAN FOR RESIDENTIAL BUILDING ON PLOT NO - 3,4,& 6 G. NO 55 ITKHEDA , AURANGABAD.

FOR -  
SHRI. ABHAY HOUSRAO SHIRSAT  
SHRI. SANDEEP HOUSRAO SHIRSAT

OWNER SIGN

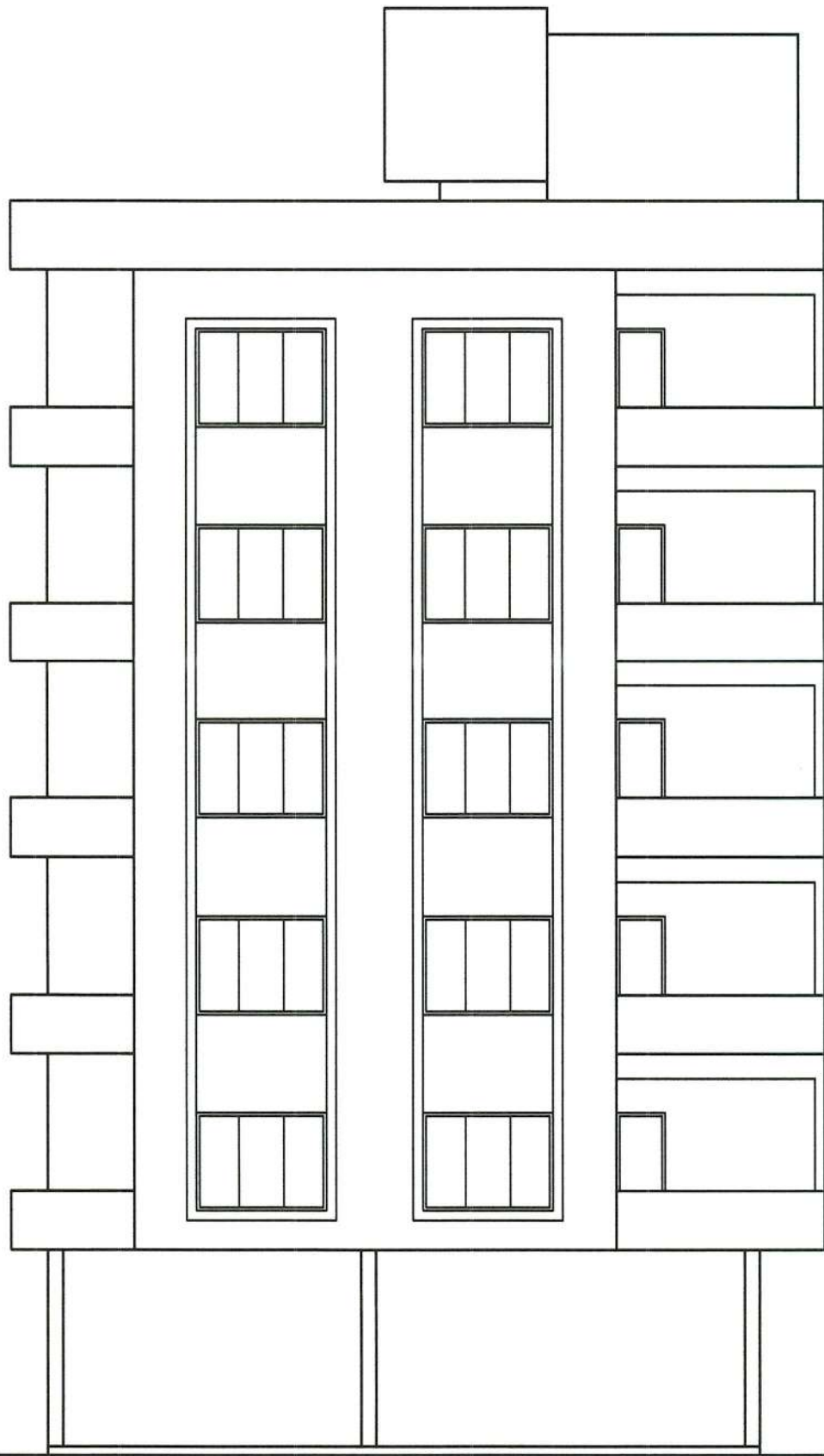
Shri. Abhay  
Shri. Sandeep

REFERENCE

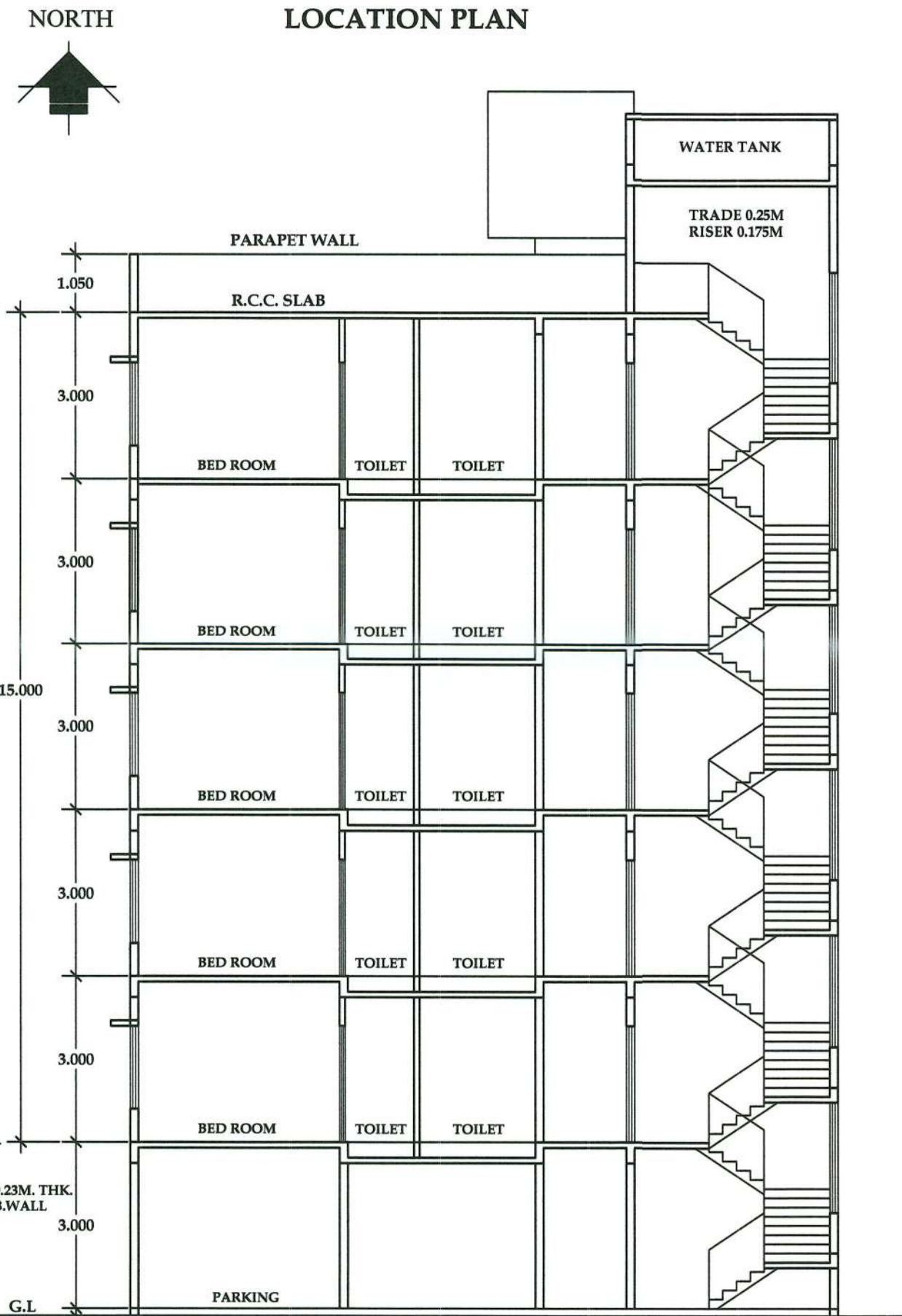
|               |     |
|---------------|-----|
| PLOT BOUNDARY | --- |
| PROPOSED B/U  | --- |
| WATER LINE    | --- |
| DRAINAGE LINE | --- |



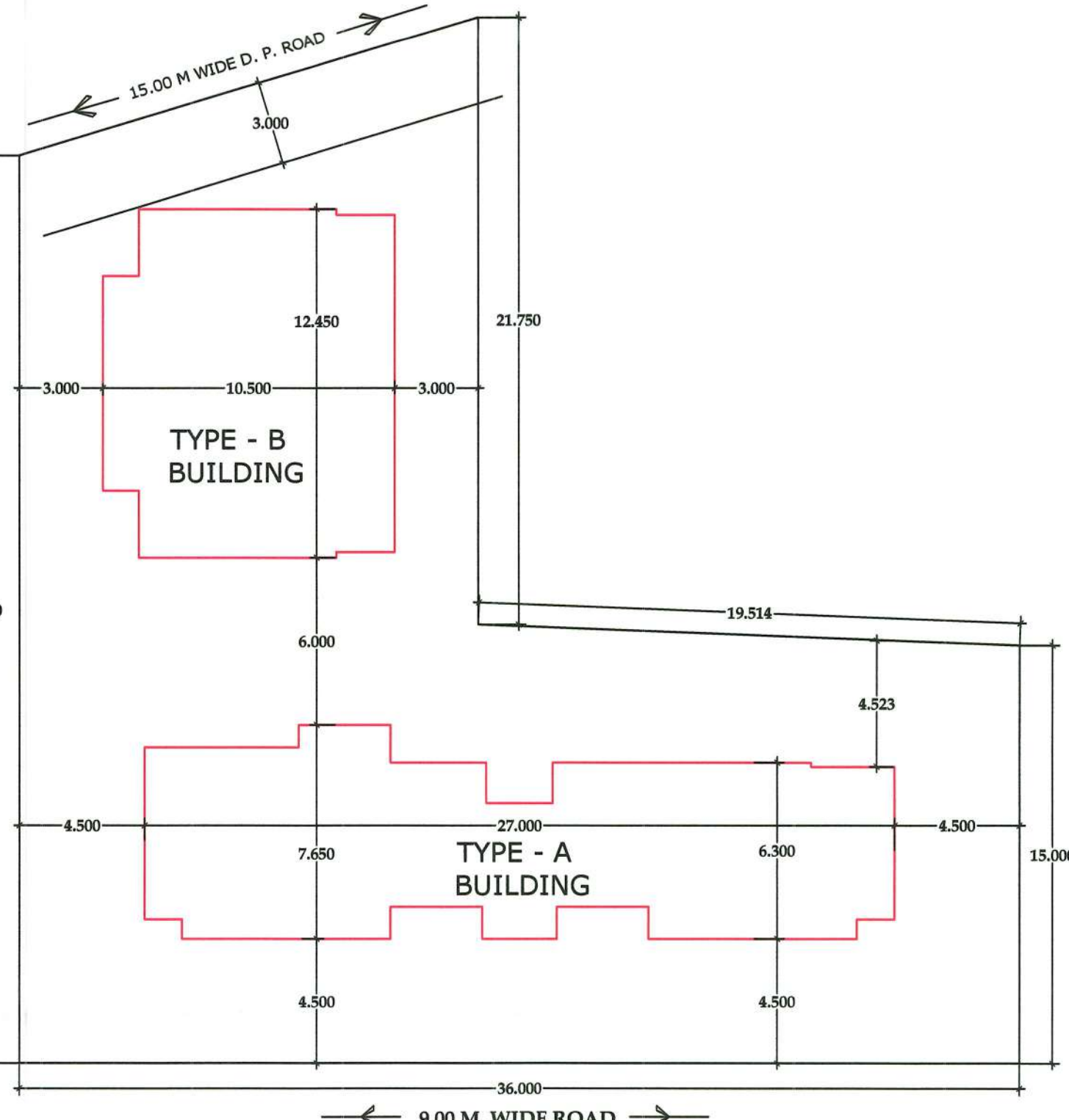
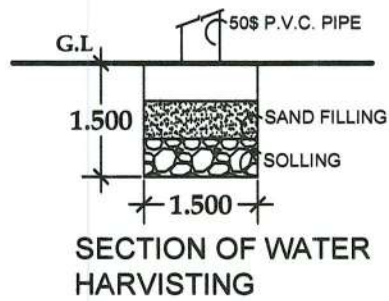
SARTHAK ASSOCIATES  
ARCHITECTURAL CONSULTANTS  
PROZONE - P.T.C.  
THIRD FLOOR C-7  
A.P.I. CORNER, M.I.D.C.  
CIDCO AURANGABAD.  
M.NO - 9881251840



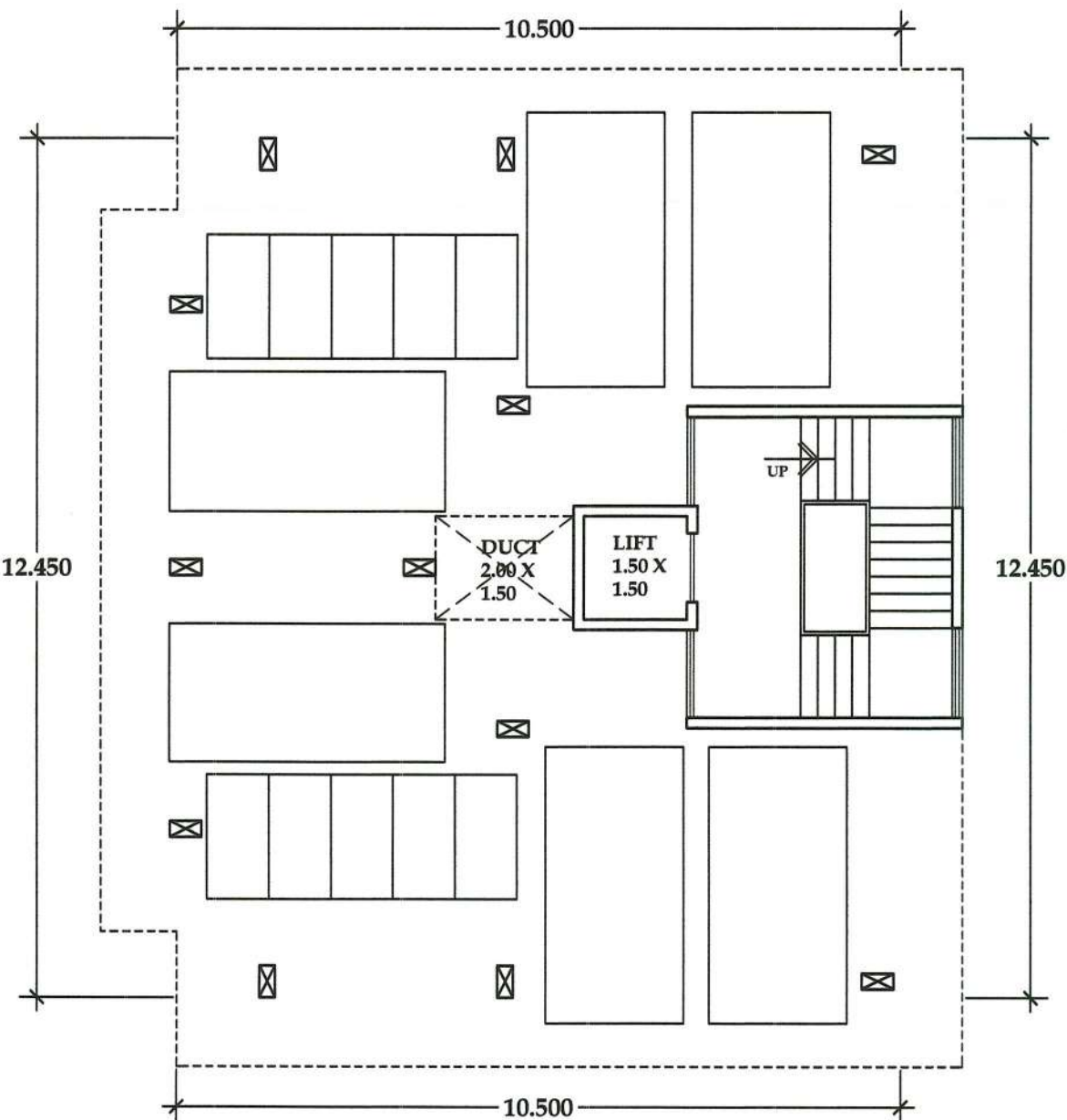
FRONT ELEVATION



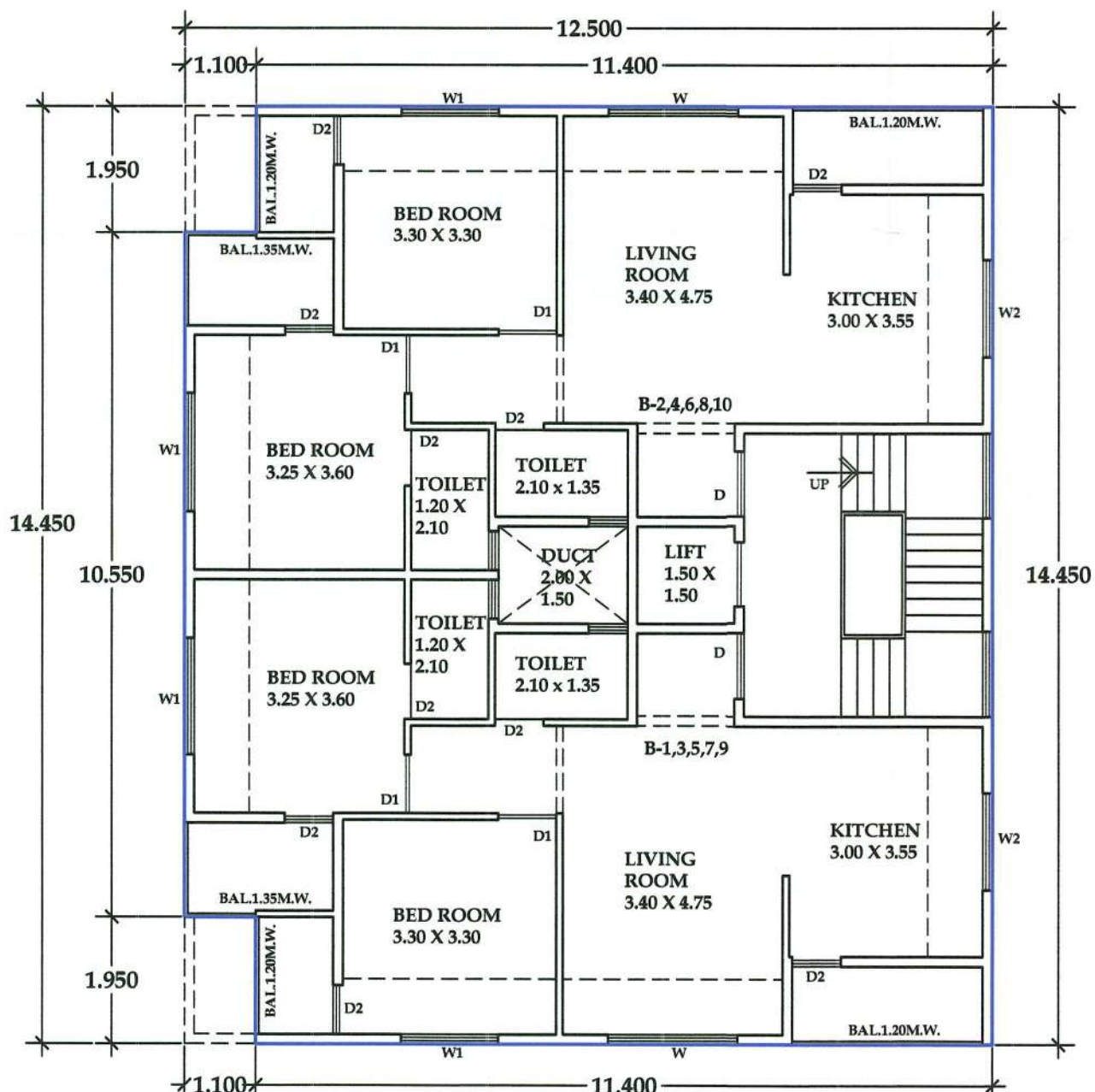
SECTION AT AA



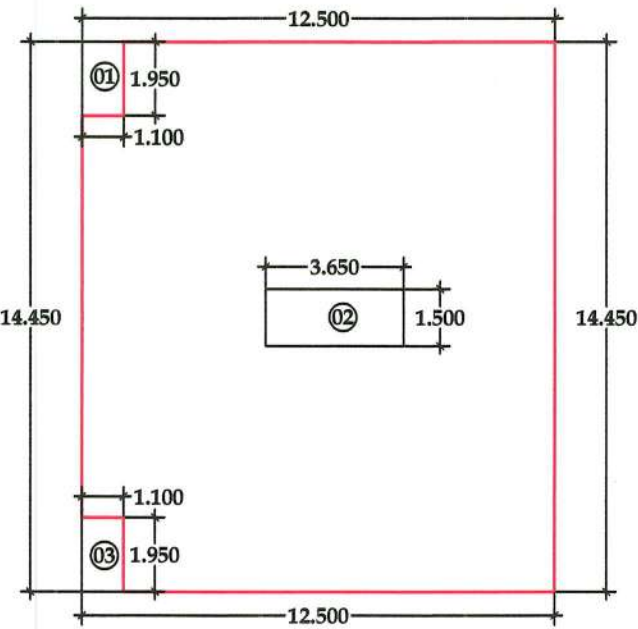
BUILDING BLOCK PLAN



GROUND FLOOR PLAN  
( TYPE - B )

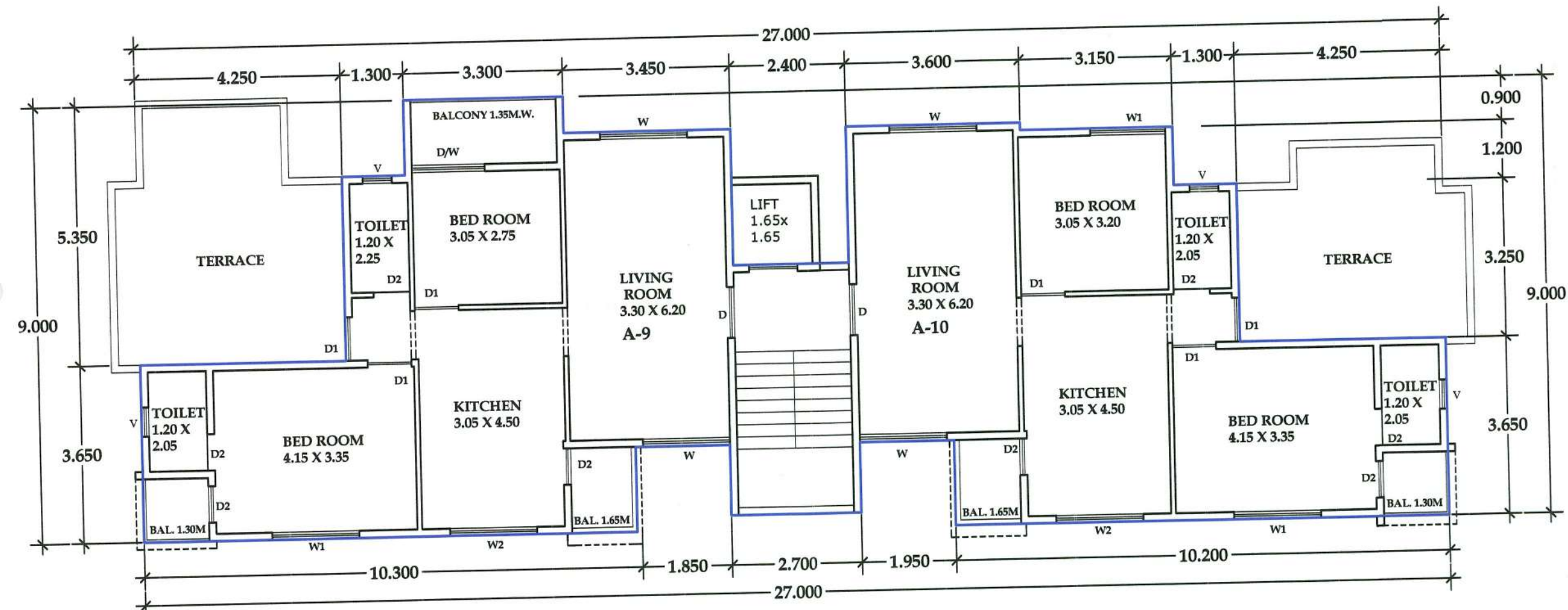
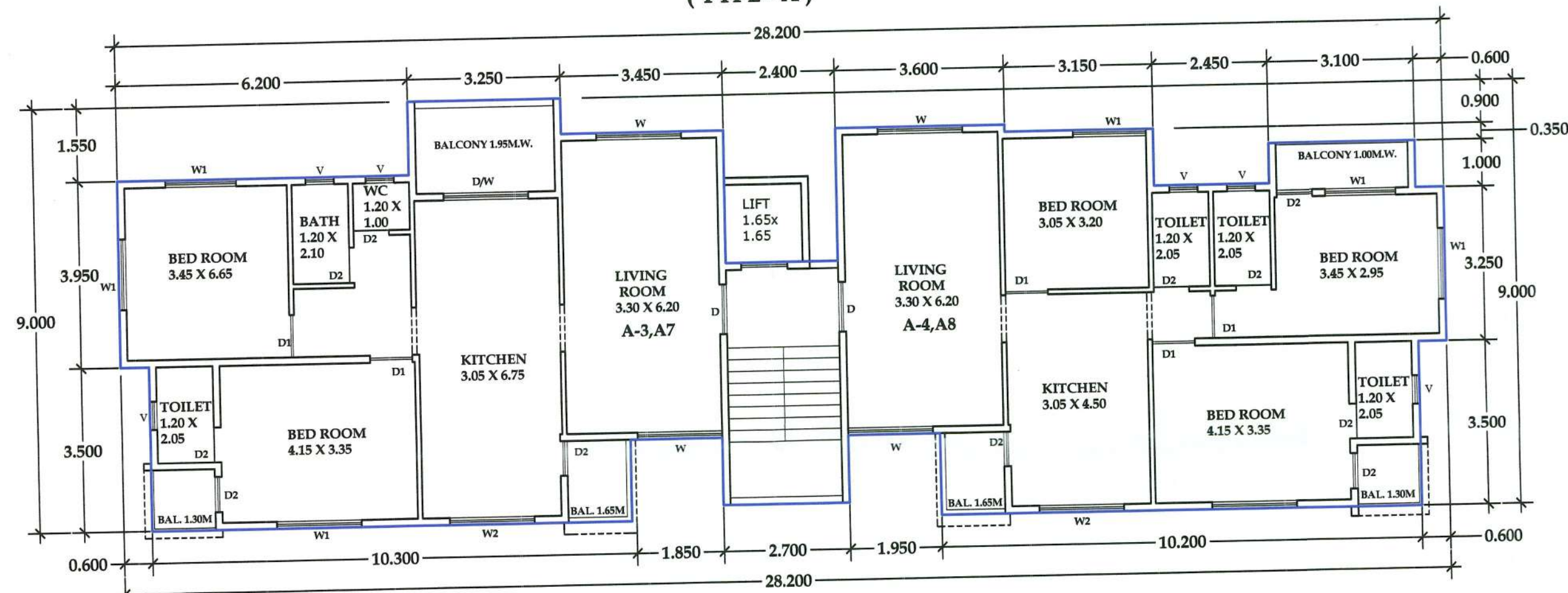
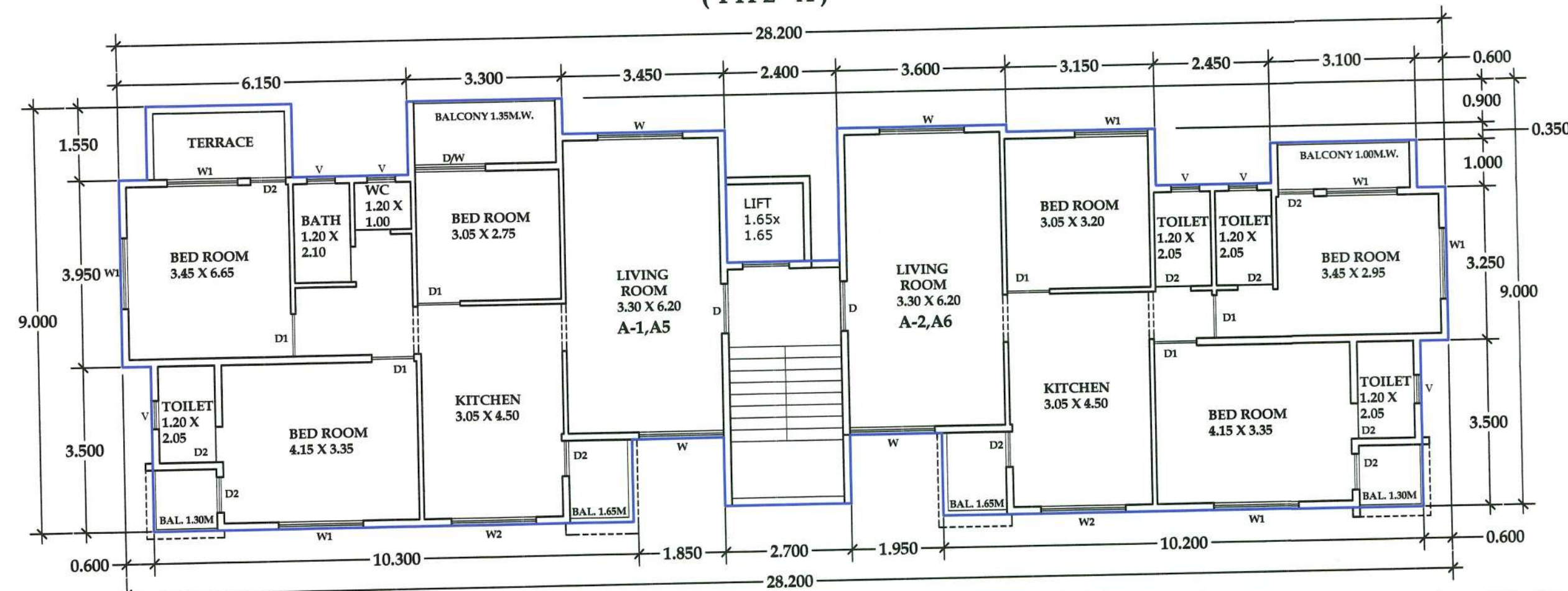
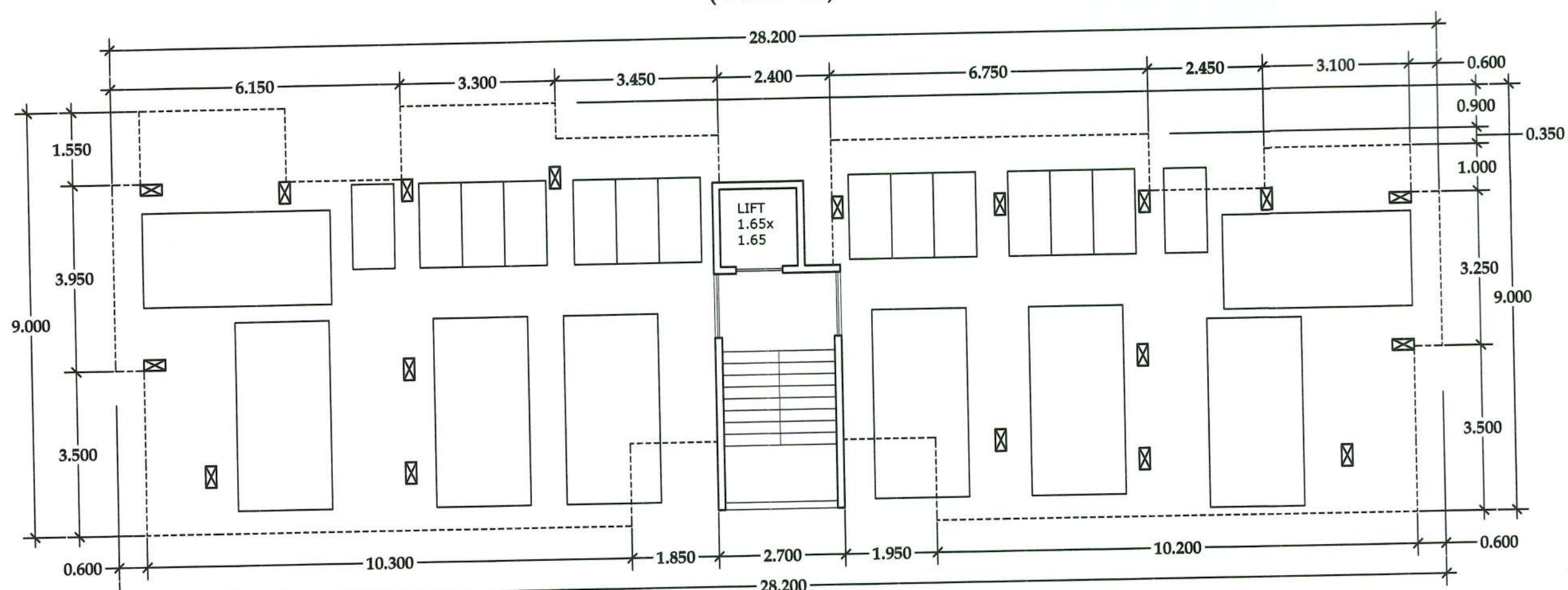


TYPICAL 1,2,3,4,5 FLOOR PLAN  
( TYPE - B )



BLOCK PLAN FOR  
TYPICAL 1,2,3,4,5 FLOOR

AREA CALCULATION  
TYPICAL 1,2,3,4,5 FLOOR PLAN  
12.50 X 14.45  
DEDUCTION  
1) 1.10 x 1.95 = 02.14 sq.m.  
2) 3.65 x 1.50 = 05.47 sq.m.  
3) 1.10 x 1.95 = 02.14 sq.m.  
TOTAL AREA = 09.75 sq.m.  
180.62 - 09.75 = 170.87 sq.m.  
NET B/U AREA = 170.87 sq.m.

STILT FIFTH FLOOR PLAN  
(TYPE - A)STILT SECOND & FOURTH FLOOR PLAN  
(TYPE - A)STILT FIRST, STILT THIRD FLOOR PLAN  
(TYPE - A)GROUND FLOOR PLAN  
(TYPE - A)

FLAT AREA STATEMENT (TYPE - A)

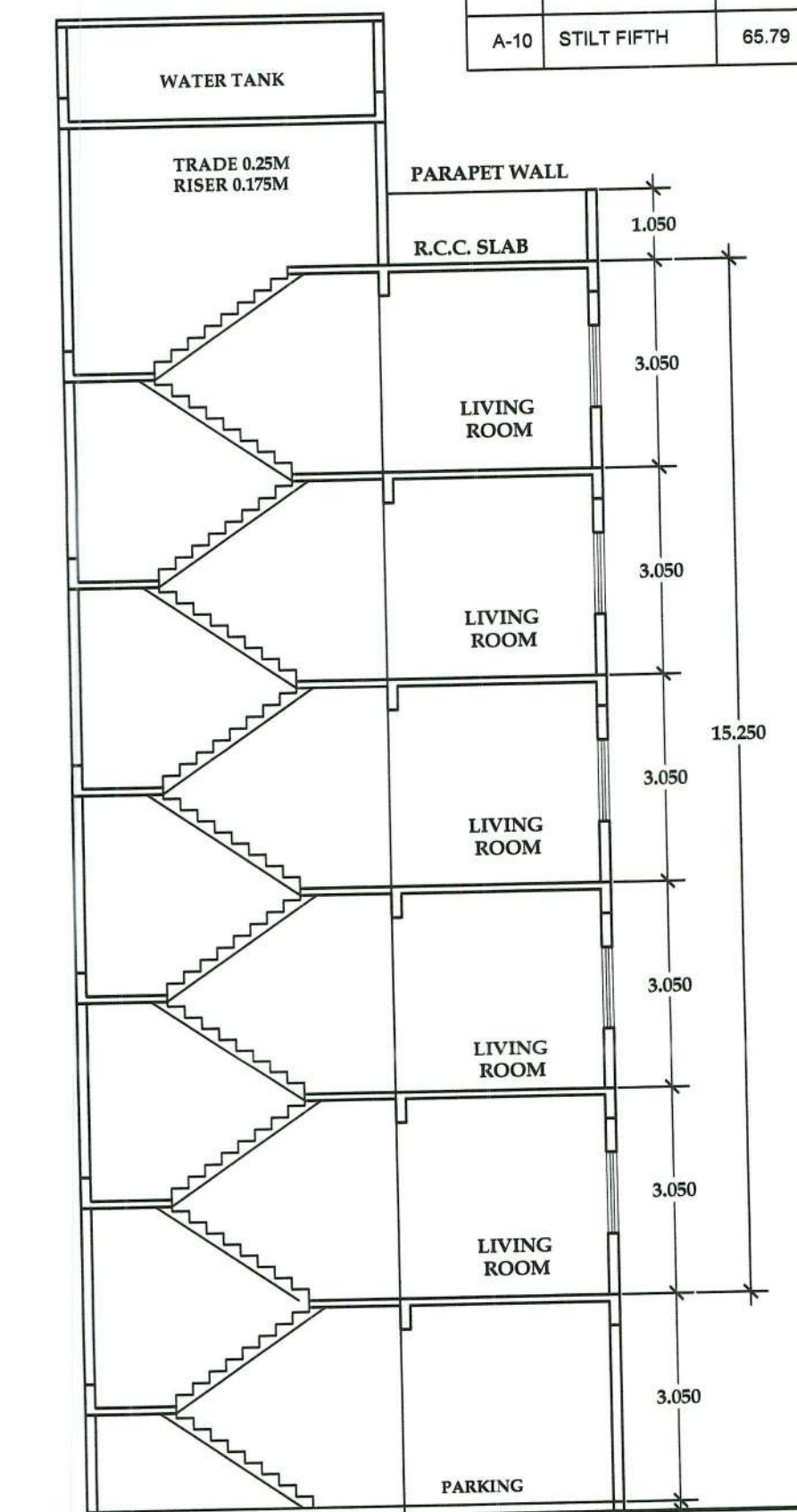
| FLAT NO | FLOOR        | CARPET AREA S.qm | P. LINE B/U AREA S.qm |
|---------|--------------|------------------|-----------------------|
| A-1     | STILT FIRST  | 84.18            | 103.01                |
| A-2     | STILT FIRST  | 80.97            | 93.88                 |
| A-3     | STILT SECOND | 82.19            | 98.20                 |
| A-4     | STILT SECOND | 80.97            | 93.88                 |
| A-5     | STILT THIRD  | 84.18            | 103.01                |
| A-6     | STILT THIRD  | 80.97            | 93.88                 |
| A-7     | STILT FOURTH | 82.19            | 98.20                 |
| A-8     | STILT FOURTH | 80.97            | 93.88                 |
| A-9     | STILT FIFTH  | 85.87            | 79.68                 |
| A-10    | STILT FIFTH  | 65.79            | 75.48                 |

| AREA CALCULATION                |                              |
|---------------------------------|------------------------------|
| STILT SECOND, FOURTH FLOOR PLAN | 28.20 X 09.00 = 253.80 sq.m. |
| DEDUCTION                       |                              |
| 1) 0.60 x 3.50 X 2              | = 04.20 sq.m.                |
| 2) 1.95 x 1.75 X 2              | = 06.82 sq.m.                |
| 3) 2.70 x 0.30 X 1              | = 00.81 sq.m.                |
| 4) 0.60 x 1.55 X 1              | = 00.93 sq.m.                |
| 5) 2.45 x 1.55 X 1              | = 03.79 sq.m.                |
| 6) 3.45 x 0.75 X 1              | = 02.58 sq.m.                |
| 7) 2.40 x 3.55 X 1              | = 08.52 sq.m.                |
| 8) 3.60 x 0.75 X 1              | = 02.70 sq.m.                |
| 9) 2.45 x 2.10 X 1              | = 05.14 sq.m.                |
| 10) 3.10 x 1.25 X 1             | = 03.87 sq.m.                |
| 11) 0.60 x 2.25 X 1             | = 01.35 sq.m.                |
| 12) 3.15 x 0.90 X 1             | = 02.83 sq.m.                |
| TOTAL AREA                      | = 45.73 sq.m.                |
| NET B/U AREA                    | = 205.82 sq.m.               |

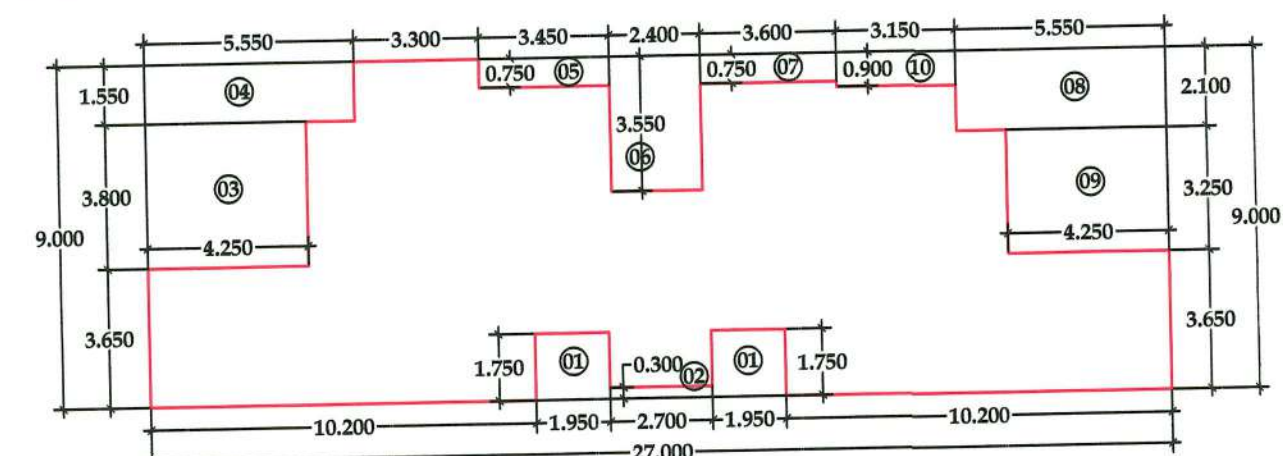
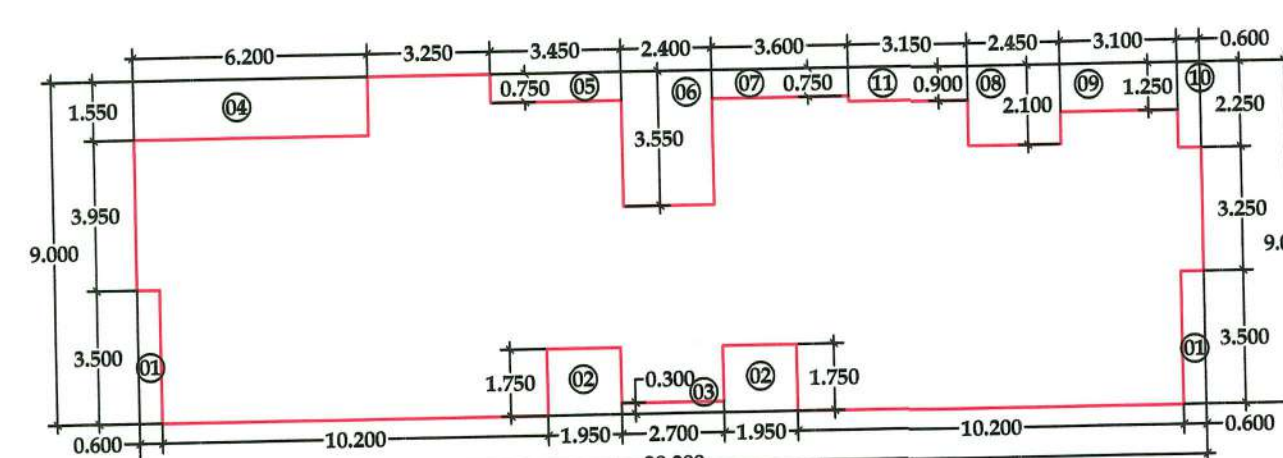
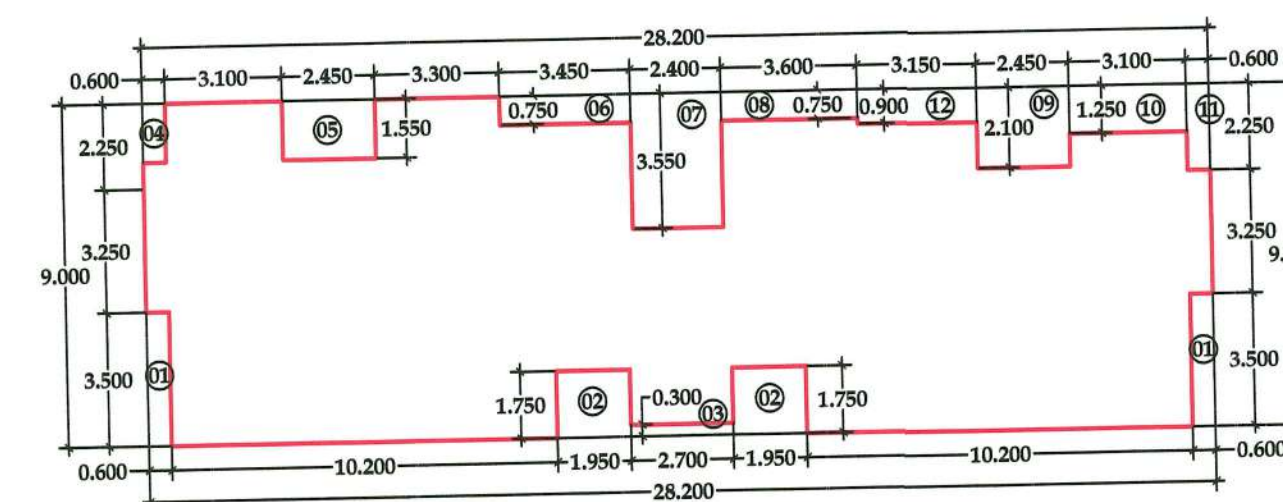
| AREA CALCULATION                    |                              |
|-------------------------------------|------------------------------|
| STILT FIRST, STILT THIRD FLOOR PLAN | 28.20 X 09.00 = 253.80 sq.m. |
| DEDUCTION                           |                              |
| 1) 0.60 x 3.50 X 2                  | = 04.20 sq.m.                |
| 2) 1.95 x 1.75 X 2                  | = 06.82 sq.m.                |
| 3) 2.70 x 0.30 X 1                  | = 00.81 sq.m.                |
| 4) 0.60 x 1.55 X 1                  | = 00.93 sq.m.                |
| 5) 2.45 x 1.55 X 1                  | = 03.79 sq.m.                |
| 6) 3.45 x 0.75 X 1                  | = 02.58 sq.m.                |
| 7) 2.40 x 3.55 X 1                  | = 08.52 sq.m.                |
| 8) 3.60 x 0.75 X 1                  | = 02.70 sq.m.                |
| 9) 2.45 x 2.10 X 1                  | = 05.14 sq.m.                |
| 10) 3.10 x 1.25 X 1                 | = 03.87 sq.m.                |
| 11) 0.60 x 2.25 X 1                 | = 01.35 sq.m.                |
| 12) 3.15 x 0.90 X 1                 | = 02.83 sq.m.                |
| TOTAL AREA                          | = 43.54 sq.m.                |
| NET B/U AREA                        | = 210.26 sq.m.               |

| AREA CALCULATION       |                              |
|------------------------|------------------------------|
| STILT FIFTH FLOOR PLAN | 27.00 X 09.00 = 243.00 sq.m. |
| DEDUCTION              |                              |
| 1) 1.95 x 1.75 X 2     | = 06.82 sq.m.                |
| 2) 2.70 x 0.30 X 1     | = 00.81 sq.m.                |
| 3) 4.25 x 3.80 X 1     | = 16.15 sq.m.                |
| 4) 5.55 x 1.55 X 1     | = 08.60 sq.m.                |
| 5) 3.45 x 0.75 X 1     | = 02.58 sq.m.                |
| 6) 2.40 x 3.55 X 1     | = 08.52 sq.m.                |
| 7) 3.60 x 0.75 X 1     | = 02.83 sq.m.                |
| 8) 5.55 x 2.10 X 1     | = 11.65 sq.m.                |
| 9) 4.25 x 3.25 X 1     | = 13.81 sq.m.                |
| 10) 3.15 x 0.90 X 1    | = 02.83 sq.m.                |
| TOTAL AREA             | = 74.60 sq.m.                |
| NET B/U AREA           | = 168.40 sq.m.               |

NORTH



SECTION AT AA

BLOCK PLAN FOR  
STILT FIFTH FLOORBLOCK PLAN FOR  
STILT SECOND & FOURTH FLOORBLOCK PLAN FOR  
STILT FIRST, STILT THIRD FLOOR

(SCALE - 1:200)



FRONT ELEVATION

## AREA STATEMENT

|                                                                                              |              |
|----------------------------------------------------------------------------------------------|--------------|
| 1. Area of plot                                                                              |              |
| (a) as per ownership (7/12, cts extract)                                                     | 877.31 Sq.m. |
| (b) as per measurement sheet                                                                 | 877.31 Sq.m. |
| (c) as per site                                                                              | 877.31 Sq.m. |
| 2. Deductions for                                                                            |              |
| (a) Proposed D.P./D.F. Road Widening Area/ Service Road                                      | 00.00 Sq.m   |
| (b) any D.P. Reservation area                                                                | 00.00 Sq.m   |
| (Total a + b)                                                                                | 00.00 Sq.m   |
| 3. Balance area of plot (1-2)                                                                | 877.31 Sq.m. |
| 4. Amenity space (if applicable)                                                             |              |
| (a) Required                                                                                 | 00.00 Sq.m   |
| (b) Adjustment of 2(b), if any                                                               | 00.00 Sq.m   |
| (c) Balance proposed                                                                         | 00.00 Sq.m   |
| 5. Net Plot Area (3-4(c))                                                                    | 877.31 Sq.m. |
| 6. Recreational Open space (if applicable)                                                   |              |
| (a) Required                                                                                 | 00.00 Sq.m   |
| (b) Proposed                                                                                 | 00.00 Sq.m   |
| 7. Internal Road Area                                                                        | 00.00 Sq.m   |
| 8. Plottable Area (if applicable)                                                            |              |
| 9. Built up area with reference to basic F.S.I. 1.10 as per front road width (877.31 X 1.10) | 965.04 Sq.m  |
| 10. Addition of F.S.I on payment of premium                                                  |              |
| (a) Maximum permissible premium FSI- based on road width/ TOD Zone                           | 00.00 Sq.m   |
| (b) Proposed FSI on payment of premium                                                       | 205.00 Sq.m  |
| 11. In - situ FSI/ TDR loading                                                               |              |
| (a) In-situ area against D.P. road                                                           | 00.00 Sq.m   |
| (b) In-situ area against Amenity Space if handed over                                        | 00.00 Sq.m   |
| (c) TDR area                                                                                 | 00.00 Sq.m   |
| (d) Total in-situ /TDR loading proposed ((11a)+(b)+(c))                                      | 00.00 Sq.m   |
| 12. Additional FSI area under chapter no.7                                                   | 00.00 Sq.m   |
| 13. Total entitlement of FSI in the proposal                                                 |              |
| (a) 9+10(b)+(11(d)) or 12 whichever is applicable                                            | 1161.04 Sq.m |
| (b) Ancillary area FSI upto 60% or 80% with payment of charges.                              | 695.00 Sq.m  |
| (c) Total entitlement (a+b)                                                                  | 1856.04 Sq.m |
| 14. Maximum utilization limit of FSI Permissible as per road                                 | 2.50         |
| 15. Total Built-up area in proposal                                                          |              |
| (a) existing built-up area                                                                   | 00.00 Sq.m   |
| (b) proposed built-up area (as per p-line)                                                   | 1854.91 Sq.m |
| (c) total (a+b)                                                                              | 1854.91 Sq.m |
| 16. F.S.I. Consumed (15/1)                                                                   | 2.11 %       |
| 17. Area for Inclusive Housing if any                                                        |              |
| (a) Required                                                                                 |              |
| (b) Proposed                                                                                 |              |

## SCHEDULE OF OPENING

|    |             |        |
|----|-------------|--------|
| D  | 1.00 x 2.10 | DOOR   |
| D1 | 0.90 x 2.10 | DOOR   |
| D2 | 0.75 x 2.10 | DOOR   |
| W  | 2.00 x 1.50 | WINDOW |
| W1 | 1.50 x 1.20 | WINDOW |
| W2 | 1.50 x 1.00 | WINDOW |
| V  | 0.60 x 0.75 | VENTI  |

WORK DONE PLAN FOR  
RESIDENTIAL BUILDING  
ON PLOT NO - 3, 4, & 6 G. NO 55 ITKHEDA,  
AURANGABAD.FOR -  
SHRI. ABHAY HOUSRAO SHIRSAT  
SHRI. SANDEEP HOUSRAO SHIRSAT

| OWNER SIGN      | REFERENCE     |
|-----------------|---------------|
| <i>Abhishek</i> | PLOT BOUNDARY |
| <i>Sandeep</i>  | PROPOSED B/U  |
|                 | WATER LINE    |
|                 | DRAINAGE LINE |

SARTHA ASSOCIATES  
ARCHITECTURAL CONSULTANTS  
PROZONE - P.T.C.  
THIRD FLOOR C-7  
A.P.I. CORNER, M.I.D.C.  
CIDCO AURANGABAD.  
M.NO - 9881251840