A. V. DESAI
Architect

Tel. (Off.) : 2582 1898
(Fax) : 2580 2997

akruti consultants

• ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS

Ref :-8813/ S06 / 0049 / 09 / 285 /2017 Date :- 20-07-17

To,
M/s. Shivam Developers
& M/s.Gururaj Enterpriese
Shop No.7/8,Patidar Complex,
Kannamvar Nagar -2,Vikroli
Mumbai - (E)

Sub :- Certificate of Percentage of Completion of Construction Work of **Bldg. A ,B & C** situated on the Plot bearing **S. No. 38 H. No.1, S.No.42 H.No.1 & New S.No.109** demarcated by its boundaries **adj. S.No.84** to the North **30 m.w.D.P.Road** to the South **adj. S.No. 42/3** to the East **adj. Wadavali Shiv** to the West of Division- **Kokan** village – **Boriwade / Wadavali** Taluka – **Thane** District - **Thane** PIN – **400615** admeasuring – **5050.00 Sq. mts.** area being developed by **M/s. Shivam Developers & M/s.Gururaj Enterpriese**

Ref :- MahaRERA Registration No.

Sir / Madam,

I Ar. A.V. Desai have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the aforesaid development bearing the subject Project Details.

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

i)	M/s. akruti consultant	**(Architect)**
ii)	M/s. Tech Line	**(Structural Consultant)**
iii)	M/s. V.V. Electricals Mr. Anil Desai (Plumber)	**(MEP Consultant)**
iv)	M/s. Dong & Associates	**(Site Supervisor)**

Based on Site Inspection, with respect of the Building aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Building is as per **Table - A,** attached along with. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table - B.** as per attachment.

This certificate is issued on the request of the client in accordance With MahaRERA Regulations 2017, Part –II Dated 24 th April 2017.

Yours Faithfully
For :- **M/s. akruti consultants**

Architect : **A. V. DESAI**
Regd. No.: CA/94/17923

Attachments :- Table -A and Table-B

1. **Table – A :- Bldg.-A , B & C** **MahaRERA Registration No.**

Sr. No (1.)	Task / Activity (2)	Percentage of work done % (3)		
		Bldg.-A	Bldg.-B	Bldg.-C
1.	Excavation	100	100	0
2.a	Number of Basement	NA	NA	NA
2.b	Number of Plinth	100	100	0
3.	Number of Podium	NA	NA	0
4.	Stilt Floor	100	0	0
5.	Number of Slabs of Super Structure (A- 20 th Nos.,B- 8 th Nos. & C- 2 nd Nos.)	100	100	0
6.	Internal Walls, Internal Plaster, Flooring Within Flats / Premises Doors and Windows to each of the Flat / Premises .	95	15	0
7.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises.	95	0	0
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	95	50	0
9.	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building	95	30	0
10.	Installation of Lifts Water pumps, Fire Fighting Fitting and Equipment as per CFO NOC ,Electrical fitting to Common Areas, electromechanical 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	90	70	0

2. **Table – B :- Internal & External Development Works** in Respect of the entire Registered Phase

S. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/ No) (3)	%Work done (4)	Details (5)
1.	Internal Roads & Footpaths	No	0	N.A.
2.	Water Supply	Yes	90	U.G. / O. H. Tank Completed
3.	Sewerage (chamber, Lines, Septic Tank, STP)	Yes	95	S.P.Tank Completed
4.	Storm Water Drains	Yes	85	Work in Progress
5.	Landscaping & Tree Planting	Yes	10	Work in Progress
6.	Street Lighting	No	---	N.A.
7.	Community Buildings	No	---	N.A.
8.	Treatments and disposal of sewage and sullage water	No	----	N.A.
9.	Solid Waste management & Disposal	No	----	N.A.
10.	Water Conservation, Rainwater harvesting	Yes	10	Work in Progress
11.	Energy management	Yes	10	Work in Progress
12	Fire protection and fire safety requirements	Yes	85	Work in Progress
13.	Electrical Meter Room, substation, receiving station	Yes	10	Work in Progress

For :- **M/s. akruti consultants**

Architect : **A. V. DESAI**
Regd. No. : CA/94/17923

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

S.NO. 42, H.NO.1 CALC.						
1	1/2	x	5.14	x	0.84	= 2.16
2	1/2	x	34.85	x	2.97	= 51.90
3	1/2	x	35.28	x	1.82	= 33.87
4	1/2	x	34.88	x	9.71	= 169.37
5	1/2	x	34.66	x	5.56	= 96.24
6	1/2	x	57.82	x	27.50	= 794.05
7	1/2	x	46.44	x	11.29	= 269.06
8	1/2	x	30.24	x	18.33	= 277.15
9	1/2	x	28.66	x	4.04	= 57.75
a	1/2	x	24.74	x	0.76	= 9.26
TOTAL ADDITION						= 1731.53

S.NO. 39 H.NO. 1						
A	1/2	x	29.29	x	3.71	= 54.35
B	1/2	x	29.34	x	1.73	= 25.36
C	1/2	x	67.69	x	14.94	= 505.64
D	1/2	x	44.99	x	1.96	= 43.97
E	1/2	x	28.60	x	2.59	= 36.75
F	1/2	x	35.42	x	2.35	= 42.15
TOTAL ADDITION						= 690.15

NEW S.NO. 199						
A	1/2	x	85.40	x	31.62	= 1350.17
B	1/2	x	85.40	x	13.60	= 580.72
C	1/2	x	46.01	x	17.02	= 340.49
D	1/2	x	36.08	x	7.33	= 110.24
E	1/2	x	36.05	x	15.25	= 229.26
F	1/2	x	32.28	x	14.22	= 229.57
TOTAL ADDITION						= 2840.27

1731.53 + 690.15 + 2840.27 = 5221.95 SQ.MT.

ROAD AREA CALCULATION						
a	1/2	x	24.74	x	9.75	= 9.26
TOTAL ADDITION						= 9.26

STAIRCASE & PASSAGE STATEMENT

BLDG. TYP.	STAIRCASE AREA	PASS. AREA
BLDG-A	548.63 SQ.MT.	414.39 SQ.MT.
BLDG-B	269.41 SQ.MT.	386.00 SQ.MT.
BLDG-C	548.12 SQ.MT.	520.49 SQ.MT.
BLDG-D	892.80 SQ.MT.	827.88 SQ.MT.
TOTAL	2279.16 SQ.MT.	2160.36 SQ.MT.
GRAND TOTAL = 4439.52 SQ.MT.		

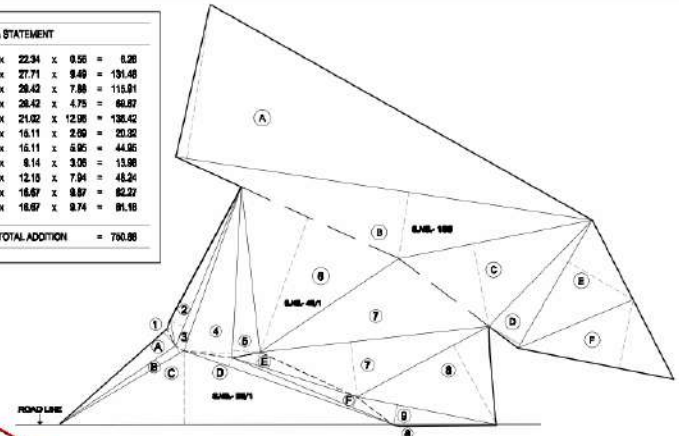
PARKING STATEMENT

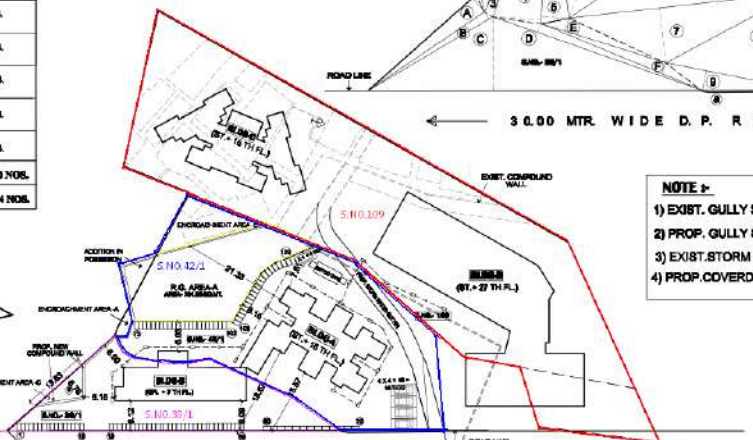
OPEN PARKING SHOW IN MULTILEVEL PARKING

BLDG. TYP.	CAR PARKING	TWO WHEELER PARKING
BLDG-A	49 NOS.	69 NOS.
BLDG-B	48 NOS.	48 NOS.
BLDG-C	10 NOS.	88 NOS.
BLDG-D	121 NOS.	169 NOS.
TOTAL	228 NOS.	374 NOS.
TOTAL CAR PARKING PROVIDED = 228 NOS.		
TOTAL SCOOTER PARKING PROVIDED = 374 NOS.		

R.G. AREA STATEMENT						
A	1/2	x	22.34	x	0.56	= 6.26
B	1/2	x	27.71	x	9.49	= 131.48
C	1/2	x	28.42	x	7.88	= 115.01
D	1/2	x	28.42	x	4.75	= 66.87
E	1/2	x	21.02	x	12.95	= 136.42
F	1/2	x	16.11	x	2.69	= 20.32
G	1/2	x	16.11	x	5.95	= 44.95
H	1/2	x	9.14	x	3.05	= 13.96
I	1/2	x	12.15	x	7.94	= 48.24
J	1/2	x	16.67	x	9.87	= 82.27
K	1/2	x	16.67	x	9.74	= 81.16
TOTAL ADDITION						= 790.66

R.G. AREA
SCALE:- 1:500

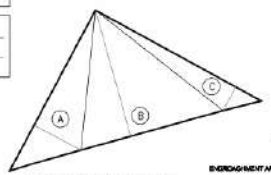




NOTE :-

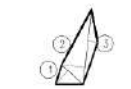
1) EXIST. GULLY SHOWN THUS
2) PROP. GULLY SHOWN THUS
3) EXIST.STORM GUTTER SHOWN THUS
4) PROP.COVERD STORM GUTTER SHOWN THUS

AREA NOT IN POSSESSION - C
SCALE:- 1:500

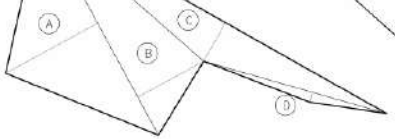


AREA NOT IN POSSESSION -B
SCALE:- 1:500

AREA NOT IN POSSESSION - D
SCALE:- 1:500



AREA NOT IN POSSESSION -A
SCALE:- 1:500



AREA NOT IN POSSESSION -D
SCALE:- 1:500

R.G. AREA STATEMENT						
R.G. AREA REQUIRED = 3740.80 X 20 % = 748.16 sq.mt.						
R.G AREA	751.05 SQ.MT.					
TOTAL PROP. R.G. AREA = 751.05 sq.mt.						

ENCROACHMENT AREA -A						
1	1/2	x	2.28	x	1.47	= 1.68
2	1/2	x	5.93	x	1.85	= 5.49
3	1/2	x	5.93	x	0.80	= 2.37
TOTAL ADDITION						= 9.54

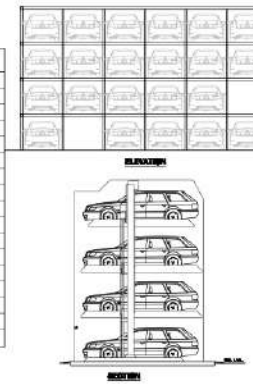
ENCROACHMENT AREA -B						
A	1/2	x	14.76	x	4.29	= 31.66
B	1/2	x	11.56	x	10.81	= 62.56
C	1/2	x	15.34	x	2.17	= 16.64
TOTAL ADDITION						= 112.18
112.18 + 9.54 = 121.72 SQ.MT.						

ENCROACHMENT AREA -C						
A	1/2	x	13.63	x	6.78	= 46.30
TOTAL ADDITION						= 46.30
TOTAL AREA (A+B+C) =						167.92

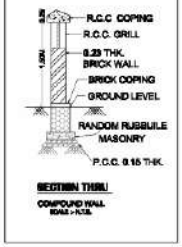
ENCROACHMENT AREA -D						
A	1/2	x	45.19	x	20.45	= 462.74
B	1/2	x	45.19	x	14.68	= 353.33
C	1/2	x	57.58	x	8.66	= 248.48
D	1/2	x	57.16	x	1.97	= 36.5
TOTAL ADDITION						= 1132.00

ENCROACHMENT AREA -E						
A	1/2	x	31.43	x	5.82	= 81.46
B	1/2	x	32.92	x	7.79	= 128.22
TOTAL ADDITION						= 219.70
TOTAL AREA (A+B+C+D + E) =						1619.92

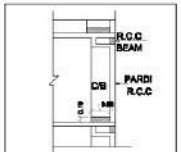
EXIST. STRU. AREA STATEMENT		
EXIST. STRU.NO.	AREA (SQ.MT.)	FLOOR
1	47.68	GR. FL.
2	50.68	GR. FL.
3	183.80	GR. FL.
4	14.42	GR. FL.
5	36.80 X 2 = 73	G +1
6	41.84	GR. FL.
7	76.91	GR. FL.
8	40.91 X 2 = 80.82	GR. FL.
9	18.83	GR. FL.
10	125.00	GR. FL.
11	80.10	GR. FL.
12	48.00	GR. FL.
13	88.09	GR. FL.
14	15.91 X 2 = 36.82	G+1
15	16.68	GR. FL.
TOTAL	987.39 sq.mt.	



BLOCK PLAN
SCALE :- 1:500



SECTION THRU
COMPOUND WALL
SCALE :- N.T.S.



SECTION THRU
R.C.C. C.B.
SCALE:- N.T.S.

TENEMENT STATEMENT	
BLDG. TYP.	TENEMENT
BLDG-A	69 NOS.
BLDG-B	—
BLDG-C	88 NOS.
BLDG-D	144 NOS.
TOTAL	301 NOS.

BUILT UP AREA SUMMARY

BLDG - A - RESI.

FLOOR	BUILT UP AREA	TOTAL
St. FLOOR	———	———
TYPICAL FLOOR (1ST TO 5TH & 7TH TO 12TH & 14TH TO 17TH)	169.250 X 10 TH FL. = 2660.50 sq.mt.	= 2660.50 sq.mt.
6 TH, 13 TH & 18 th fl.	157.438 X 6 TH FL. = 472.276 sq.mt.	= 472.276 sq.mt.
TOTAL AREA	= 3425.57 sq.mt.	= 3425.57 sq.mt.

BLDG- B - COMM.

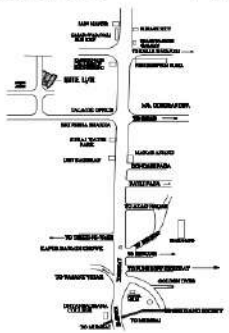
FLOOR	BUILT UP AREA	TOTAL
GR. FLOOR	= 184.415 sq.mt.	= 184.415 sq.mt.
TYPICAL FLOOR (1ST TO 7TH)	119.927 X 7 TH FL. = 691.799sq.mt.	= 691.799 sq.mt.
TOTAL AREA	2885.30 sq.mt.	998.30 sq.mt.

BLDG- C - RESI.

FLOOR	BUILT UP AREA	TOTAL
ST. FLOOR	———	———
TYPICAL FLOOR (1ST TO 5TH & 7TH TO 18TH & 19TH)	169.00 X 13 nd FL. = 3470.00 sq.mt.	= 3470.00 sq.mt.
TYPICAL FLOOR 6TH & 19TH	159.00 X 2 nd FL. = 318.00 sq.mt.	= 318.00 sq.mt.
TOTAL AREA	2780.00 sq.mt.	2788.00 sq.mt.

BLDG- D - RESI.

FLOOR	BUILT UP AREA	TOTAL
GR. FLOOR	219.00	= 219.00 sq.mt.
FIRST FLOOR	345.00	= 345.00 sq.mt.
TYPICAL FLOOR (2ND TO 6TH)	184.00 X 4 nd FL. = 696.00 sq.mt.	= 696.00 sq.mt.
TYPICAL FLOOR (7th & 8 TH & 9th to 12 & 14 th to 17 th & 18th to 20 nd fl. 24 th to 27th	200.00 X 18 nd FL. = 4080.00 sq.mt.	= 4080.00 sq.mt.
TYPICAL FLOOR (13th, 19 th, 21st)	219.00 X 4 nd FL. = 884.00 sq.mt.	= 884.00 sq.mt.
TOTAL AREA	6492.00 sq.mt.	6492.00 sq.mt.
GRAND TOTAL	13555.47 sq.mt.	13555.47 sq.mt.
EXCESS BALC. AREA		33.81 sq.mt.
TOTAL PROPOSED AREA		13703.28 sq.mt.



LOCATION PLAN
SCALE :- N.T.S.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY 13/12/08 ME ON AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS

SIGNATURE OF LICENSED ARCHITECT

GENERAL NOTES :-

- ALL DIMENSIONS ARE IN METRIC.
- EXTERNAL WALL 0.15 THK & INTERNAL WALL 0.15 THK.
- BOUNDARY OF PLOT AS PER T.A.L.R SHOWN IN THICK BLACK.
- BOUNDARY OF PLOT AS PER PHYSICAL SHOWN IN BROWN
- PROPOSED WORK SHOWN IN RED FILLED.
- DRAINAGE/SEWERAGE LINE SHOWN IN RED DOTTED
- EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW HATCHED
- EXISTING ROAD LINE (D.P.) SHOWN IN GREEN

CONTENT OF SHEET — AMENDED PLAN - 8 — 1/4

BLOCK PLAN , PLOT AREA CALC., AREA CALC.,ROAD AREA CALC.,STAIRCASE AREA CALC. BALANCE AREA SUMMARY,LOCATION PLAN.

STAMP OF APPROVAL BY T.M.C

A		AREA STATEMENT	
NO.		DESCRIPTION	SQ.MT.
1		AREA OF THE PLOT(AS PER 7/12 EXTRACT) S.NO. 39/1 = 690 sq.mt. S.NO. 42/1 = 5020 sq.mt. S.NO. 49 = 2000 sq.mt. S.NO. 42/3 = 800 sq.mt.	9509.00
2		DEDUCTION FOR	—
	A	ROAD SET BACK AREA	—
	B	PROPOSED ROAD (30.00 M.W. D.P. ROAD)	9.26
	C	AREA NOT IN POSSESION	187.82
		TOTAL (A+B+C)	177.20
3		NET GROSS AREA OF THE PLOT(1-2)	5372.80
4		DEDUCTION FOR RESERVATION GR.,AB PER REGN	806.02
5		NET AREA OF THE PLOT (3 - 4C)	4566.58
6		PERMISSIBLE I.R. & T.D.R	731.2264
7		ADDITIONS FOR F.A.R. 100% SET BACK AREA S.NO. 42/1 = 0.00 AWARDED T.D.R. BY ROAD SETBACK (S.NO. 39/1)= 000 PURCHASE DRC = PERMISSIBLE T.D.R.	—— ——
8		35% Payment of Premium Area (5372.80 x 35 %) = 1811.84	1811.84
9		TOTAL AREA (6 + 7 + 8)	13705.64
10		PERMISSIBLE BUILT UP AREA	
11		EXIST. BUILT-UP AREA	—
12		PROPOSED BUILT-UP AREA COMMERCIAL = 1448.20 RESIDENTIAL = 12255.27	13699.47
13		EXCESS BALCONY AREA TAKEN IN FLOOR	33.81
14		TOTAL BUILT-UP AREA (11 + 12 + 13)	13703.28
15		BALANCE AREA (10 - 14)	0.36

TENEMENT STATEMENT

1	TOTAL BUILT-UP AREA	13703.28
2	DEDUCTION FOR NON-RESIDENTIAL AREA (SHOP ETC.)	1448.20
3	AREA OF TENAMENTS	12254.08
4	TENAMENTS PERMISSIBLE (AS PER APPENDIX 'N') DENSITY 260/H TOTAL TENAMENT PROPOSED EXISTING	297 NOS. —— ——
5	TENAMENTS PROPOSED	301 NOS.

PARKING STATEMENT

1	CAR PARKING REQUIRED	187 NOS.
2	SCOOTER PARKING REQUIRED	219 NOS.
3	CAR PARKING PROVIDED	228 NOS.
4	SCOOTER PARKING PROVIDED	374 NOS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON LAND BEARING S.NO.39 H.NO.1 S.NO-42 H.NO.1,5,NO.109 AT BORIVADE THANE (WEST.)

FOR :- M/s. SHIVAM DEVELOPERS & M/s.GURURAJ ENTERPRISE

SIGNATURE & ADDRESS OF OWNERS

M/s. SHIVAM DEVELOPERS OPP. SHOP NO - 7 & 8 ,PATIDA COMPLEX, KANHAMWAR Nr. NO - 2, VIKHOLI (E) MAHARASHTRA - 400083	M/s. GRURAJ ENTERPRISES 201,RADHA NIWAS , OPP.SHANTALDEVI MANDIR, NAUPADA, THANE (W)
1) Mr. P.V. PATEL	2) Mr. H.D. JAGTAP

FOR :- M/s. SHIVAM DEVELOPERS & M/s.GURURAJ ENTERPRISE

NORTH LINE

SIGNATURE OF ARCHITECT

JOB NO	DRG.NO.	SCALE	DATE	DRN.BY	CHK.BY	APP.BY
272	08/ M / 01	AS SHOWN	27.07.17	MOHSIN	ASHA	ASHA

A.V. DESAI
RAJAN KUNJ, THANE
Tel.(off) : 25821868
(Res) : 25602097
akruti consultants
-ARCHITECTS - ENGINEERS - INTERIOR DESIGNERS
JOSEPH BARRACKS, FLAT No. 10, GROUND FLOOR, OPP. TO BHIKU SHIVAJI MARG, BHILDEVDI, THANE (W) - 400 604

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT