



MAKARAND TORASKAR ASSOCIATES

Architects • Urban Planners • Interior Designers

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FORM 1

ARCHITECT CERTIFICATE

Date : 31/07/2017

To,
M/s. Shree Swami Krupa Builders & Developers,
Gr. Floor, Indira Niwas, Behind Times of India,
Opp. Bhaskar Colony, Naupada, Thane -W.

Sub : Certificate of Percentage of completion of Construction work of your development Project "Indira Niwas Annex", (having MAHARERA Registration Number as) situated on plot bearing C.T.S. No.785 to 795, 230, 233, 839, Tika No.10 & 11, situate, lying and being at Village:- Naupada, Taluka and District Thane, demarcated by its boundaries (Latitude and Longitude of the end points) 19°11'05" to the North & 72°58'03" to the East of village -Naupada, Taluka & District Thane, admeasuring 353.32 Sq.Mtrs. area being developed by M/s. Shree Swami Krupa Builders & Developers.

Sir,

We, Makarand Toraskar & Associates have undertaken assignment as Architect of Certifying Percentage of Completion of Construction work of "Indira Niwas Annex " of the Project, situated on plot bearing C.T.S. No.785 to 795, 230, 233, 839, Tika No.10 & 11, situate, lying and being at Village:- Naupada, Taluka and District Thane, admeasuring 353.32 Sq.Mtrs. area being developed by M/s. C.T.S. No.785 to 795, 230, 233, 839, Tika No.10 & 11.

1. Following Technical Professionals are appointed by Promoter :-

- M/s. Makarand Toraskar & Associates as Architect
- M/s. ~~Epicon~~ Consultants Pvt. Ltd. as Structural Consultant
- Mr. Sudhir Malpekar as MEP Consultant
- Mr. Avdesh Pandey as Site supervisor

Based on Site Inspection, with respect to each 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 under MAHARERA is as per table A herein below. The Percentage of the work is executed with respect to each of the activity of the entire phase is detailed in Table B.

...2...

TABLE -A

Sr. No.	Tasks / Activity	Proposed	% of completion	
1.	Excavation	Yes	100%	-
2.(a)	Number of Basements	No	N.A	-
2.(b)	Number of Plinth	Yes-1	100%	-
3.	Number of Podiums	No	N.A	-
4.	Stilt Floor	Yes	100%	-
5.	Number of Slab of Super Structures	6 nos.	95%	-
6.	Internal Walls, Internal Plaster, Floorings within Flat/Premises, Doors and Windows to each Flat/ Premises	Yes	95%	-
7.	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat / Premises	Yes	95%	-
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead & Underground Water Tanks	Yes	100%	-
9.	The external Plumbing & External Plaster, Elevation, Completion of Terraces with Waterproofing of the Building / Wing	Yes	95%	-
10.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipments 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 Building / Wing, Compound Wall and all other requirements as may be required to obtain Occupation Certificate / Completion Certificate.	Yes	95%	CFO NOC, Environment NOC & CRZ NOC - N.A.

TABLE -B

Development work status					
Sr. No.	Common Area & Facilities, Amenities	Proposed	% of completion	Details	
1.	Internal Road & Footpaths	No	N.A.	-	
2.	Water supply	Yes	95%	-	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	95%	-	
4.	Storms water drains	Yes	100%	-	
5.	Landscaping & Tree Planting	Yes	100%	-	
6.	Street Lighting	Yes	100%	-	
7.	Community buildings	No	N.A.	-	
8.	Treatment & Disposal of sewerage sullage water	No	N.A.	-	
9.	Solid Waste Management and Disposal	No	N.A.	-	
10.	Water Conservation, Rain Water Harvesting	Yes	100%	-	
11.	Energy Management	Yes	95%	-	
12.	Fire protection and fire safety requirements	No	N.A.	-	
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	-	
14.	Aggregate area of recreational Open Space and Open Parking	Yes	100%	-	

• PROJECT DETAILS

1.	BUA as per Approved FSI [in sq mtrs]	• 546.46 Sq.Mtrs. (Phase-I, Indira Niwas) OC Obtained. • 65.75 Sq.Mtrs. (Phase-II, Indira Niwas Annex) Under Construction
2.	BUA as per Proposed FSI [Proposed but not sanctioned][in sq mtrs]	Nil
3.	Total FSI	• 546.46 Sq.Mtrs. (Phase-I, Indira Niwas) OC Obtained. • 65.75 Sq.Mtrs. (Phase-II, Indira Niwas Annex) Under Construction
4.	Aggregate Area [in sq. mtrs] of Recreational Open Space	178.51 Sq.Mtrs.
5.	Sanctioned Buildings Count	01 no. (Total 2 nos. in entire layout)
6.	Proposed but not Sanctioned Buildings Count	0
7.	Total Buildings Count	01 no. (Total 2 nos. in entire layout)
8.	No. of Basements	0
9.	No. of Plinths	1 no.
10.	No. of Podiums	0
11.	No. of Slabs of Super Structure	6 nos.
12.	No. of Stilts	1 no.
13.	No. of Open Parking	01 no.
14.	No. of Closed Parking	00 no.
15.	Aggregate carpet area of apartment [in sq mtrs]	53.93 Sq.Mtrs. (Excluding Cupboard & Enclosed Balcony)
16.	Proposed no. of Apartments	02 nos.
• Name, Address, Licence No., Phone No. of Architect		M/s. Makarand Toraskar & Associates A/101, Royal Crown, Kaajariwadi, Pokhran Rd -1, Khopat, Thane (W) -2. Licence No. - CA/99/24593 Phone No. - 25451177/ 65064072

Yours Faithfully,
For M/s. Makarand Toraskar & Associates



Ar. Makarand Toraskar
 (Lic. No. CA/99/24593)



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Date : 31/07/2017

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the propose^d buildings project known as "Indira Niwas Annex" is constructed in plot bearing C.T.S. No.785 to 795, 230, 233, 839, Tika No.10 & 11 of Village Naupada, Tal. & Dist. Thane for M/s. Shree Swami Krupa Builders & Developers.

This is to further certify that the amended plans issued by the Thane Municipal Corporation vide V.P. No. S02/0070/10, letter no. TMC/TDD/2201/17, dtd. 02/06/2017 for building and the area of the flats as per amended plan along with the plan issued are as mentioned below.

Bldg. No.	Floor	Flat No.	Area in Sq. Mtrs.		
			Carpet Area incl. Door Jam, Int. Walls & Structural Member	Enclosed Balcony Area	C.B. Area
1	Ground Floor	1	22.45	0.00	0.00
		1	18.33	4.13	1.09
	5th Floor	2 (Extension to existing Apartment)	22.01 (As per Sanctioned Area) 13.15 (As per Newly Proposed Area)	2.75 (As per Newly Proposed Area)	1.73 (As per Sanctioned Area)

Note : The room dimensions mentioned in sanctioned plan may vary due to the structural members and the thickness of the wall finishing.

Above mentioned areas are as per Maharashtra Real Estate Regulatory Authority Circular no. 4/2017 Dt. 14/06/2017.

This certificate is issued on request of the client.

For M/s. Makarand Toraskar & Associates

Ar. Makarand Toraskar
Reg. No. CA/99/24593