Tej's
CONSULTANTS

BASAVARAJ S. GADEKAR
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Ref. No.: AR-941/2024

Date : 31/12/2024

Form 1

(See Regulation 3)

CONSULTING CIVIL ENGINEER & ASST. ARCHITECTS CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and Withdrawal of Money from Designated Account)

To,
M/s. J. K. Associates
Sheetal Dhara, Sheetal Nagar,
Mira Road (East), Tal. & Dist.-Thane.

Subject: Certificate of percentage of completion of construction work of building **Wing –A & B,** of the Project "**Sheetal Dhara**" (MahaRERA Registration Number P51700076937) situated at (Old) Survey No. **733/Pt,** (New) Survey No. **124/Pt**, Plot No. **121, 122, 139, 140**; of Village – **Bhayandar**, Taluka- Thane, District– Thane, PIN- 401107. Admeasuring Total Plot area 1,800.00 Sq. mtrs. and Total approved built up area 4,592.07 Sq.mt., being developed by **M/s. J.K. ASSOCIATES.**

Sir,

I, **Shri. Basavaraj S. Gadekar** (M/s. Tej's' Consultants) have undertaken assignment as Consulting Civil Engineer of certifying percentage of completion of construction work of the building '**Wing –A & B** of the Project "**Sheetal Dhara**" (MahaRERA Registration Number P51700076937) being developed by **'M/s. J.K. ASSOCIATES..**

Based on Site Inspection, with respect to the building **Wing A & B** of the aforesaid Real estate project - **"Sheetal Dhara,** I certify that as on the date of this certificate, the percentage of work done for each of the building of the Real Estate Project as registered vide number P51700076937 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire Project is detailed in Table B.

Contd....2

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TABLE- A

Wing -A of the project "**Sheetal Dhara**"

Sr. No.	Tasks /Activity	Percentage of Work Done
1.	Excavation	100%
2.	Plinth	100%
3.	Podiums (if any)	0%
4.	Stilt Floor	100%
5.	Slabs of Super Structure Number of slab- 4 /11 No. of slab (Part Ground +1st Podium+ 2nd to 10th Part Floor)	36.36%
6.	Internal walls, Internal Plaster, Flooring, Doors and Windows within Flats/Premises	0%
7.	Sanitary Fittings within the Flat/Premises	0%
8.	Staircases, Lifts wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
9.	External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Wing.	0%
10.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specification in agreement of Sale. Any other activities.	0%

Contd...3

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TABLE- A
Wing -B of the project "**Sheetal Dhara**"

Sr. No.	Tasks /Activity	Percentage of Work Done
1.	Excavation	100%
2.	Plinth	100%
3.	Podiums (if any)	100%
4.	Stilt Floor	100%
5.	Slabs of Super Structure Number of slab- 12 /12 No. of slab (Stilt +1st Podium+ 2nd to 11th Floor)	100%
6.	Internal walls, Internal Plaster, Flooring, Doors and Windows within Flats/Premises	100%
7.	Sanitary Fittings within the Flat/Premises	100%
8.	Staircases, Lifts wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100%
9.	External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Wing.	100%
10.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specification in agreement of Sale. Any other activities.	100%

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TABLE- B.

Internal & External Development works in respect of the entire Registered Phase Wing –A & B of the project "**Sheetal Dhara**"

Sr. No. (1)	Common areas and Facilities	Proposed (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	YES	100%	
2.	Water Supply	YES	100% (Wing B) 0% (Wing A)	By MBMC After OC
3.	Sewerage (Chamber, lines, Septic Tank, STP).	YES	100% (Wing B) 0% (Wing A)	
4.	Storm Water Drains	YES	100% (Wing B) 0% (Wing A)	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	100%	
7.	Community Building	NA	NA	
8.	Treatment and disposal of sewage and sullage water	NA	NA	
9.	Solid Waste management & Disposal	NA	NA	
10.	Water conservation / Rain water harvesting	YES	100% (Wing B) 0% (Wing A)	
11.	Energy management	YES	100% (Wing B) 0% (Wing A)	
12.	Fire protection and fire safety requirements	YES	100% (Wing B) 0% (Wing A)	
13.	Electrical meter room, sub-station, receiving station	YES	100% (Wing B) 0% (Wing A)	
14.	Others (Option to Add More)	NA	NA	

Yours faithfully,
For **TEJ'S' CONSULTANTS**

CONSULTING CIVIL ENGINEER & ASST. ARCHITECTS
(BASAVARAJ GADEKAR)
MBMC/R/2024/APL/00032

Agreed and accepted by:
M/S. J. K. ASSOCIATES

(Director)
Date: