deole bros.

CHARTERED ENGINEERS, PROJECT MANAGEMENT
CONSULTANTS & LICENSED SURVEYORS.

701 / 702, 'A' Wing, Jay-Vijay Building,
Uday Cinema Road, Ghatkopar (West),
Mumbai - 400 086.
Tel. Off. : 2514 8396 / 2512 4818
2514 9102
E-mail : sunildeole@gmail.com

Date : 29-06-2024.

Ref. : D/1543/2024.

FORM 1
Licensed Surveyor's Certificate

M/s. Shreeji Buildcon Projects Pvt.Ltd.
1 Saurabh Building,
Chakala, A.K. Road,
Andheri (E),
Mumbai 400 059.

Sub: Certificate of Percentage of Completion of construction work of one No. of Building of the Nil Phase of the Project "Emerald Castle", MahaRERA Registration Number under process situated on the plot bearing CTS No.124, 124/1 to 13 demarcated by its boundaries (latitude and longitude of the end points) Point No. 1 (N 19° 04'11.49") (E 72°52'31.60") to the Point No. 2 (N 19° 04'11.07") (E 72°52'33.38") to the Point No. 3 (N 19° 04'10.91") (E 72°52'33.33") Point No. 4 (N 19° 04'10.85") (E 72°52'33.60") Point No. 5 (N 19° 04'10.34") (E 72°52'33.23") Point No. 6 (N 19° 04'10.78") (E 72°52'31.49") o)of village Kurla -4 at LBS Marg, Kurla (W), Mumbai, TalukaKurla DistrictM.S.D. Mumbai.
Admeasuring 1283.70 sq.mt. and being developed by
M/s. Shreeji Buildcon Projects Pvt. Ltd.

I, Shri Sunil R. Deole, have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building of the Nil Phase of the Project "Emerald Castle", MAHA RERA Registration Number under process situated on the plot bearing CTS No. 124, 124/1 to 13 of village Kurla ,demarcated by its boundaries (latitude and longitude of the end points) to the Point No. 1 (N 19° 04'11.49") (E 72°52'31.60") to the Point No. 2 (N 19° 04'11.07") (E 72°52'33.38") to the Point No. 3 (N 19° 04'10.91") (E 72°52'33.33") Point No. 4 (N 19° 04'10.85") (E 72°52'33.60") Point No. 5 (N 19° 04'10.34") (E 72°52'33.23") Point No. 6 (N 19° 04'10.78") (E 72°52'31.49") of village Kurla-4 at LBS Marg, Kurla (W), Mumbai Taluka Kurla District M.S.D. admeasuring 1283.70 sq.mtr. being developed by M/s. Shreeji Buildcon Projects Pvt. Ltd. The building consists of Ground + 14th (Pt.) floor of Wing 'A' & Stilt + 9th floor of Wing 'B' as per approved by BMC vide P-13329/2022/(124)/L Ward/KURLA - 4/FCC/2/Amend Dt 13-06-2024.

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Based on Site inspection dt. 28-06-2024 with respect to Layout/ each of 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 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 phase is detailed in Table B.

TABLE-A Wing "A"

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (one number)	N.A
3.	Podiums (if any)	N.A.
4.	Plinth	100%
5.	Stilt Floor (1st slab)	100%
6.	14 Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within flat /premises	8%
8.	Sanitary Fillings within the Flat Premises	0%
9.	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks	70%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	0%
11.	Installation of Lifts. water pumps, Fire Fighting Fittings and Equipment as per CFO, NOC Electrical fittings, mechanical equipment, compliance to Conditions to environment/CRZ NOC, finishing to entrance lobby/s. plinth protection, paving of areas apartment to Building/Wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement to sale. Any other activity.	0%

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TABLE-A "WING "B"

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (one number)	N.A
3.	Podiums (if any)	N.A.
4.	Plinth	100%
5.	Stilt Floor (1st slab)	100%
6.	9 Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within flat /premises	8%
8.	Sanitary Fillings within the Flat Premises	0%
9.	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks	70%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	0%
11.	Installation of Lifts. water pumps, Fire Fighting Fittings and Equipment as per CFO, NOC Electrical fittings, mechanical equipment, compliance to Conditions to environment/CRZ NOC, finishing to entrance lobby/s. plinth protection, paving of areas apartment to Building/Wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement to sale. Any other activity.	0%

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Table –B

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

Sr. No.	Common area ad facilities, amenities.	Proposed (Yes/No)	Percentage of work done	Details
1	Internal roads & footpaths	No	N.A.	
2	Water supply	Yes	0%	From MCGM
3	Sewerage (chamber lines septic tank, STP)	Yes	0%	Municipal Sewer
4	Storm Water Drains	Yes	0%	Internal SWD within our property.
5	Landscaping & Tree planting	Yes	0%	As per Tree NOC
6	Street lighting	No	N.A.	
7	Community Buildings	No	N.A.	
8	Treatment and disposal of sewage and sullage water	No	N.A.	
9	Solid Waste Management and Disposal	Yes	50%	Demolition debris is removed. Vermiculture bins to be provided before occupation only
10	Water Conservation, Rain Water Harvesting	Yes	0%	Only Rain Water Harvesting
11	Energy Management	No	N.A.	
12	Fire protection and fire safety requirements	Yes	0%	As per CFO NOC
13	Electric meter room, sub – station and receiving station	Yes	0%	Electric Meter Box Only.
14	Others/option to add more	No	N.A.	

Note: NA stands for Not Applicable

Dated 29th June 2024.

Yours faithfully,
for DEOLE BROS.,

(S.R. DEOLE)
LIC. NO.LS:840005323

Signature of Promoter
M/s. Shreeji Buildcon Projects Pvt.Ltd.
Saurabh Building,
Chakala, A.K. Road,
Andheri (E), Mumbai 400 059.
Date: