



CHARTERED ENGINEERS, PROJECT MANAGEMENT CONSULTANTS & LICENSED SURVEYORS.

Date : 31-03-2025

Ref. : D/1543/2025

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

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") of village Kurla -4 at LBS Marg,
Kurla (W), Mumbai, Taluka Kurla District M.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 Gr + 1st to 15th floor of Wing A and stilt +
1st to 9th floor of Wing B only as per approved by BMC vide File No. P-13329/2022/(124)/L Ward/KURLA
- 4/337/3/Amend dated 09-10-2024.



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Based on Site inspection dt. 29-03-2025 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

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 (1 st slab)	100%
6.	15 Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within flat /premises	50%
8.	Sanitary Fillings within the Flat Premises	0%
9.	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks	80%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	20%
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 (1 st slab)	100%
6.	9 Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within flat /premises	50%
8.	Sanitary Fillings within the Flat Premises	0%
9.	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks	80%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	20%
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 31st March 2025

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



Yours faithfully,
for DEOLE BROS.,

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