YMS Consultants Limited
202, Shree-Prasad House, Plot No. 517, 35th Road, TPS-III,
Off Linking Road, Bandra (W), Mumbai 4000 050, Maharashtra
+91 22 67427403, yms@ymscl.in

FORM 1

ARCHITECT'S/ LICENSED SURVEYOR'S CERTIFICATE

Date: 31.12.2024.

To,
M/s. Mehta and Shirodkar Developers,
5-B, Shreenath Apt. No. 3,
Chaphekar Bandhu Marg,
Mulund East, Mumbai – 400 081.

Subject: Certificate of Percentage of Completion of Construction Work of New Project of proposed Residential building to be known as **'Ganesh Dham' (Maha RERA Registration Number P51800053763)** situated on plot bearing C.T.S. No. 10 of Village Mulund East at V.B. Phadke Marg, Gavanpada, Mulund East, Mumbai in 'T' Ward District Mumbai, State Maharashtra PIN 400081 admeasuring 5513.00Sq.mtr. area as per total PRC area and 5437.00Sq.mtr. area as per PRC mutation entry in the name of Ganesh Dham CHSL being developed by **M/s. Mehta and Shirodkar Developers.**

Sir,

We, YMS Consultants Ltd. have undertaken assignment as Licensed Surveyor, of certifying Percentage of Completion of Construction Work of the Project, situated on plot bearing C.T.S. No. 10 of Village Mulund East at V.B. Phadke Marg, Gavanpada, Mulund East, Mumbai in 'T' Ward District Mumbai, State Maharashtra PIN 400081 admeasuring 5513.00Sq.mtr. area as per total PRC area and 5437.00Sq.mtr. area as per PRC mutation entry in the name of Ganesh Dham CHSL being developed by **M/s. Mehta and Shirodkar Developers.**

Based on Site Inspection, with respect to the building of the aforesaid Real Estate Project, we certify that as on the date of this certificate, the Percentage of Work done for the building of the Real Estate Project as registered vide number P51800053763 under Maha RERA 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

Building – Wing – A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80.00%
2	Basement(s) / Plinth – 01	80.00%
3	Podiums (i.e., 1st to 2nd Podium & 3rd part podium) – 03	25.00%
4	Stilt Floor - 01	30.00%
5	Slabs of Super Structure (Part 3rd floor + 4th to 18th floor) - 16	20.00%

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6	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flat/Premises	2.00%
7	Sanitary Fittings within the Flat/Premises	0.00%
8	Staircases, Lifts Wells and Lobbies at each Floor level. Overhead and Underground Water Tanks.	6.00%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0.00%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment 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 Complete project as per Specifications in agreement of Sale. Any Other Activities	0.00%

Building – Wing – B

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80.00%
2	Basement(s) / Plinth – 01	80.00%
3	Podiums (i.e., 1st to 3rd Podium) - 03	25.00%
4	Stilt Floor - 01	30.00%
5	Slabs of Super Structure (4th to 18th floor) - 15	20.00%
6	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flat/Premises	2.00%
7	Sanitary Fittings within the Flat/Premises	0.00%
8	Staircases, Lifts Wells and Lobbies at each Floor level. Overhead and Underground Water Tanks	6.00%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0.00%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment 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 Complete project as per Specifications in agreement of Sale. Any Other Activities	0.00%

Building – Wing – C

Sr. No	Tasks /Activity	Percentage of work done

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1	Excavation	80.00%
2	Basement(s) / Plinth – 01	80.00%
3	Podiums (i.e., 1st to 3rd Podium) - 03	25.00%
4	Stilt Floor - 01	30.00%
5	Slabs of Super Structure (4th to 19th floor) - 16	20.00%
6	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flat/Premises	2.00%
7	Sanitary Fittings within the Flat/Premises	0.00%
8	Staircases, Lifts Wells and Lobbies at each Floor level. Overhead and Underground Water Tanks	6.00%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0.00%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment 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 Complete project as per Specifications in agreement of Sale. Any Other Activities	0.00%

Building – Wing – D

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80.00%
2	Basement(s) / Plinth – 01	80.00%
3	Podiums (i.e., 1st to 3rd Podium) - 03	25.00%
4	Stilt Floor - 01	30.00%
5	Slabs of Super Structure (4th to 19th floor) - 16	20.00%
6	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flat/Premises	2.00%
7	Sanitary Fittings within the Flat/Premises	0.00%
8	Staircases, Lifts Wells and Lobbies at each Floor level. Overhead and Underground Water Tanks	6.00%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0.00%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment 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	0.00%

	required to Complete project as per Specifications in agreement of Sale. Any Other Activities	

TABLE-B

Common Areas (Internal & External Development Works) Works in Respect of the Registered Phase / Project Number

No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	-	As per approval
2.	Water Supply	Yes	0.00%	As per approval
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0.00%	As per approval
4.	Storm Water Drains	Yes	0.00%	As per approval
5.	Landscaping & Tree Planting	Yes	0.00%	As per approval
6.	Street Lighting	No	-	As per approval
7.	Community Buildings	No	-	As per approval
8.	Treatment and disposal of sewage and sullage water	No	-	As per approval
9	Solid Waste management & Disposal	Yes	0.00%	As per approval
10	Water conservation, Rain water harvesting	Yes	0.00%	As per approval
11	Energy management	No	-	As per approval
12	Fire protection and fire safety requirements	Yes	0.00%	As per approval
13	Electrical meter room, sub-station, receiving station	Yes	0.00%	As per approval
14	Others (Option to Add more)	No	-	NA

Yours Faithfully

YOMESH RAO BE-CIVIL
L.S – License No. - R-151/LS
Agreed and Accepted by:

MEHTA & SHIRODKAR DEVELOPERS

Signature of Promoter
Name:
Date: