

Annexure A

FORM 1 Quarter 4 (Oct 2023-Dec 2023)

[see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 31.12.2023

To,

M/s. Dean Home LLP,

1, Hendre Castle, Gokhale Road (N),

Dadar (W), Mumbai - 400028.

Subject: Certificate of Percentage of Completion of Construction Work of New Project of proposed Residential Building to be known as "Varella Mansion" situated on bearing CTS No 232, 232 1 to 4 and 233 of Village Mandpeshwar At Madona Colony 12.00 Mt. Wide Santoshi Mata Road Borivli West Mumbai 400103 CTS/CS/FP No. 232, 232/1 TO 232/4 & 233, having Maha RERA Registration Number P51800053911 being developed by Dean Home LLP.

Sir,

We, M/s. S.B. Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of New Project of proposed Residential Building to be known as "Varella Mansion" situated on bearing C.T.S. No 232, 232 1 to 4 and 233 of Village Mandpeshwar At Madona Colony 12.00 Mt. Wide Santoshi Mata Road Borivli West Mumbai 400103 C.T.S./C.S./F.P. No. 232, 232/1 to 232/4 & 233, admeasuring **929.20 sq. mtrs** having MahaRERA Registration Number **P51800053911** being developed by Dean Home LLP.

1. Following technical professionals are appointed by Owner/ Promoter:

- (i) M/s. S. B. Associates as Architect.
- (ii) M/s. Epicons Consultants Pvt. Ltd as Structural Consultant.
- (iii) Shri. Manzur Hussain Hebballi as Site Supervisor.

Based on Site Inspection 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 as registered vide No. P51800053911 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

Layout/Building/Wing Number "Varella Mansion" (to be prepared separately for each Layout/Building/Wing of the Project)

Sr. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	50%
2.	Basements (if any)	20%
3.	Podiums (if any)-3	0%
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure-10	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/Premises	0%
9.	Staircases, Lifts, Walls and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
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 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%

TABLE-B

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

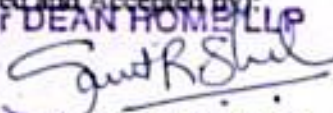
Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	NO	NA	
2.	Water Supply	YES	0%	Will be done as per Approvals
3.	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	Will be done as per Approvals
4.	Storm Water Drains	YES	0%	Will be done as per Approvals
5.	Landscaping & Tree Planting	NO	NA	

6.	Street Lighting	NO	NA	
7.	Community Buildings	NO	NA	
8.	Treatment and disposal of sewage and sullage water	NO	NA	
9.	Solid Waste management & Disposal	NO	NA	
10.	Water conservation/Rain water harvesting	YES	0%	Will be done as per Approvals
11.	Energy management	NO	NA	
12.	Fire protection and fire safety requirements	YES	0%	Will be done as per Approvals
13.	Electrical meter room, sub-station, receiving station	YES	0%	Will be done as per Approvals
14.	Others (Option to Add more)			

Yours Faithfully,
FOR S.B. ASSOCIATES


A. SAURABH SUHAS BOROLE
Regd. No. CA/2013/59562

Agreed and Accepted by:

For DEAN HOME LLP

Name: Dean Home LLP
Designated Partner



Date : 19/01/2024