



ARCHITECTS & P.M.C.
Ar. SAURABH SUHAS BOROLE

DATE: 30.09.2024

Annexure A
FORM 1 Quarter 3 (July 2024-Sep 2024)
[see Regulation 3]

ARCHITECT'S CERTIFICATE

To.
M/s. Dean Home LLP.
1, Hendre Castle, Gokhale Road (N),
Dadar (W), Mumbai - 400028.

Sub: 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.**

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.

Page 1 of 3



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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	100%
2.	Basements (if any)	90%
3.	Podiums (if any)-3	0%
4.	Plinth	90%
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%



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TABLE-B

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

Sr. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(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

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



For DEAN HOME LLP

Designated Partner

Page 3 of 3