AR. SAURABH BOROLE
ARCHITECT & PMC

DATE: 11-10-2025

Annexure A FORM 1
[see Regulation 3] ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,
DEAN HOME LLP
MUMBAI CITY, MAHARASHTRA, 400028

Subject: Certificate of percentage of Work of completion of construction work of Varella Mansion having MahaRERA Registration Number P51800053911 (Only Applicable after project Registration) being developed by DEAN HOME LLP

Sir,

I/We SAURABH SUHAS BOROLE have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of Varella Mansion having MahaRERA Registration Number P51800053911 (Only Applicable after project Registration, 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 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/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	90.00
3	Podiums (if any)	0.00
4	Plinth,	100.00
5	Stilt Floor	100.00
6	Slabs of Super Structure	35.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	10.00

S. B. ASSOCIATES

: 63/B, D Wing, Vyomesh, Off. S.V.P. Road, Opp. Gokul Hotel, Borivli (West), Mumbai - 400 092.
: 022-3513 2278 / 3513 2279 / 70215 44159 : sb.sba02@gmail.com, pmc.sbassociates@gmail.com

8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	5.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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.	0.00

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

Sr. No	Common areas and facilities	Is Available (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	No	0.00	NA
2	Water Supply	Yes	0.00	Will be done as per Approvals
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	0.00	Will be done as per Approvals
4	Storm Water Drains	Yes	0.00	Will be done as per Approvals
5	Landscaping & Tree Planting	No	0.00	NA
6	Street Lighting	No	0.00	NA
7	Community Buildings	No	0.00	NA
8	Treatment And Disposal Of Sewage And Sullage Water	No	0.00	NA
9	Solid Waste Management And Disposal	No	0.00	NA
10	Water conservation /Rain water harvesting	Yes	0.00	Will be done as per Approvals
11	Energy management	No	0.00	NA

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ARCHITECT & PMC

12	Fire protection and fire safety requirements	Yes	0.00	Will be done as per Approvals
13	Electrical meter room, sub-station, receiving station	Yes	0.00	Will be done as per Approvals
14	Aggregate area of recreational Open Space	No	0.00	NA
15	Open Parking	No	0.00	NA

Thanking you

Yours Faithfully
FOR S.B. ASSOCIATES

Saurabh Suhas Borole
Digitally signed by Saurabh Suhas Borole
Date: 2025.10.15 17:01:49 +05'30'

S.B. ASSOCIATES

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

Date of Certificate:
Agreed and accepted by:

For DEAN HOME LLP

Designated Partner

Signature of Promoter Name: DEAN HOME LLP

Date: 16/10/2025

: 63/B, D Wing, Vyomesh, Off. S.V.P. Road, Opp. Gokul Hotel, Borivli (West), Mumbai - 400 092.
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