AR. SAURABH BOROLE
ARCHITECT & PMC

DATE: 31.12.2025

Annexure A
FORM-1 Quarter 4 (Oct 2025-Dec 2025)
[seeRegulation3]

ARCHITECT'S CERTIFICATE

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 Borivali West Mumbai400103 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 **S B Associates** have undertaken assignment as Licensed Surveyor of certifying 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 Borivali West Mumbai400103 CTS/CS/FP No. 232, 232/1 TO 232/4 & 233, 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, Saurabh Suhas Borole 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.

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

AR. SAURABH BOROLE
ARCHITECT & PMC

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	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure-10	40%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	20%
8.	Sanitary Fittings within the Flat/Premises	0%
9.	Staircases, Lifts, Walls and Lobbies at each Floor level Overhead and Underground Water Tanks	10%
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%

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

AR. SAURABH BOROLE
ARCHITECT & PMC

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

S.B. ASSOCIATES

Ar. Saurabh S Borole
Regd. No. CA/2013/59562

DEAN HOME LLP

Agreed and Accepted by):

Name: Dean Home LLP

Date : 31.12.2025

: 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