

Date: 31/12/2022.

To,  
M/s. Jewel Builders & Infraprojects Ltd.,  
Through Shri. Jairaj H. Kalyani,  
Shop No. 1, Ground Floor  
Pushpak Apartment, Near Madhusudan Ashram,  
Opp. New Shalimar CHS. Jai Mata Di Nagar,  
Ulhasnagar-3, Dist: Thane.

Subject: Certificate of Percentage of Completion of Construction work of building No. 1, 2, 3 & 4 of the project named as 'JEWEL HEIGHTS' situated on the plot bearing P. No. 2 of Gut No. 25, H. No. 1A, 1B, 2 & 3, Gut No. 67, H. No. 3 (PT)A, 3 (PT)B & 4 demarcated by its boundaries to the North Adj. Gut No. 67 (PT), to the South 12.0 Mt. Wide D. P. Road, to the East Adjoining Gut No. 67 (PT), to the West 24.0 Mt. Wide D. P. Road at Village: Sonivali, Taluka: Ambernath, District: Thane, Pin Code- 421 503 admeasuring 6284.77 Sq. Mts. Area being developed by M/s. Jewel Builders & Infraprojects Ltd.

Ref: P51700016400.

Sir,

I, Satish Kanade, partner of M/s. Architects Inc., have undertaken assignment as Architect for the above mentioned project. This certificate is for certifying percentage of Completion work of the building No. 1, 2, 3 & 4 of the project named as 'JEWEL HEIGHTS' situated on the plot bearing Survey P. No. 2 of Gut No. 25, H. No. 1A, 1B, 2 & 3, Gut No. 67, H. No. 3 (PT)A, 3 (PT)B & 4 of Village: Sonivali, Taluka: Ambernath, District: Thane, Pin code-421 503 admeasuring 6284.77 Sq. Mts. Area being developed by M/s. Jewel Builders & Infraprojects Ltd.

1. Following technical professional are appointed by Owner / Promoter

- (i) Shri. Satish Kanade as Architect,
- (ii) Shri. Bulchand Sonesar as Structural Consultant,
- (iii) Shri. Rajesh T. C. As site Supervisor.

Based on site inspection, with respect to each of the Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage work done for each of the 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  
Building No. 1 & 2

- 1) Approval No. KBMC/TPD/BP/2420-3 dated 10/04/2018  
Building No. 1 – Ground + 1 Upper, Building No. 2 – Ground + 12 Upper  
2) Approval No. KBMC/TPD/BP/2015-217 dated 09/03/2022  
3) Approval No. KBMC/TPD/BP/2830-238 dated 31/03/2022  
Building No. 1 – Ground + 7 Upper, Building No. 2 – Ground + 15 Upper

Sr. No.	Tasks / Activity Percentage of work done	Bldg. No. 1	Bldg. No. 2
1	Excavation	100%	100%
2	Basements (if any)	N. A.	N. A.
3	Podiums (if any)	N. A.	N. A.
4	Plinth	100%	100%
5	Stilt Floor	NIL	NIL
6	Slabs of Super Structure	63%	94%
7	Internal walls, Internal Plaster, Floorings, Doors & Windows within Flats / premises	12%	45%
8	Sanitary Fittings within the Flat/Premises	NIL	NIL
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	NIL	NIL
10	The external plumbing and External plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	NIL	35%
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 lobbies, plinth protection, paving of areas appurtenant to buildings, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale. Any other activities.	NIL	NIL



TABLE A

Building No. 3 & 4

- 1) Approval No. KBMC/TPD/BP/2420-3 dated 10/04/2018  
Building No. 3 & 4 – Ground + 12 Upper  
2) Approval No. KBMC/TPD/BP/2015-217 dated 09/03/2022  
3) Approval No. KBMC/TPD/BP/2830-238 dated 31/03/2022  
Building No. 3 & 4 – Ground + 12 Upper

Sr. No.	Tasks / Activity Percentage of work done	Bldg. No. 3	Bldg. No. 4
1	Excavation	100%	100%
2	Basements (if any)	N. A.	N. A.
3	Podiums (if any)	N. A.	N. A.
4	Plinth	100%	100%
5	Stilt Floor	NIL	NIL
6	Slabs of Super Structure	100%	100%
7	Internal walls, Internal Plaster, Floorings, Doors & Windows within Flats / premises	100%	100%
8	Sanitary Fittings within the Flat/Premises	100%	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100%	100%
10	The external plumbing and External plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%	100%
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 lobbies, plinth protection, paving of areas appurtenant to buildings, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale. Any other activities.	95%	100%

TABLE B

Internal & External Development Works in Respect of the entire Registered Phase.

S. No.	Common areas and facilities, amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Footpaths	No	--	--
2	Water supply	Yes	Nil	Water pipe line by M. J. P.
3	Sewerage (chamber, lines Septic Tank, STP)	Yes	Nil	Municipal sewer line
4	Storm water drains	Yes	Nil	
5	Landscaping & tree planting	Yes	Nil	
6	Street lighting	No	---	
7	Community buildings	No	---	
8	Treatment and disposal of sewage and sullage water	No	---	
9	Solid waste management & disposal	Segregation at source	Nil	Disposal through municipal systems
10	Water conservation, Rain water harvesting	Yes	Nil	
11	Energy management	Yes	Nil	
12	Fire protection and fire safety requirements	Yes	Nil	
13	Electrical meter room, sub-station, receiving station	Yes	Nil	
14	Others (option to add more)	--	--	--



Yours faithfully

SATISH KANADE  
ARCHITECT  
CA/82/6998