



Client : M/s. R. S. Constructions,  
Ref. No. : SP/RSC/2017-390/2018-05.  
Dated : 31<sup>st</sup> March 2018.

To,  
M/s. R. S. Constructions  
Partners : Arvind Ramswarup Anand & Mr. Vaibhav Arvind Anand.

**Subject: Certificate of Percentage of Completion of Construction Work of the Project [MahaRERA Registration Number P51700014553] situated on the Plot bearing Survey No. 19, Hissa No. 5 (Part), at Village Sangarli, Taluka - Thane, District - Thane, Division - Konkan, demarcated by its boundaries (Latitude and Longitude of the end points) Latitude - 19°9'32.35"N and Longitude - 73°4'11.10"E to the North, Latitude - 19°9'30.06"N and Longitude - 73°4'12.75"E to the South, Latitude - 19°9'31.10"N and Longitude - 73°4'13.33"E to the East, Latitude - 19°9'31.16"N and Longitude - 73°4'10.57"E to the West having Pin Code - 421204, admeasuring 2740.00 sq.m. Plot Area & 2606.81 sq.m. Approved Built-Up Area (Ground/Stilt + 1<sup>st</sup> to 6<sup>th</sup> Floors + Part 7<sup>th</sup> Floor) and 1536.03 sq.m. Proposed Future Expansion (Balance 7<sup>th</sup> Floor + 8<sup>th</sup> to 12<sup>th</sup> Floors), being developed by M/s. R. S. Constructions.**

Sir,

I, Ar. Sopan Prabhu, have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of the Project, situated on Plot bearing Survey No. 19, Hissa No. 5 (Part), Village - Sangarli, Taluka - Thane, District - Thane, Division - Konkan, Pin Code - 421204, admeasuring 2740.00 sq.m. Plot Area & 2606.81 sq.m. Approved Built-Up Area (Ground/Stilt + 1<sup>st</sup> to 6<sup>th</sup> Floors + Part 7<sup>th</sup> Floor) and 1536.03 sq.m. Proposed Future Expansion (Balance 7<sup>th</sup> Floor + 8<sup>th</sup> to 12<sup>th</sup> Floors), being developed by M/s. R. S. Constructions.

Following Technical Professionals are appointed by Owner/Promoter:

- Shri Sopan Prabhu, as Architect
- M/s. Epicons Consultants Pvt. Ltd., as Structural Consultant
- M/s. CSE Consultants, as Quantity Surveyor

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this Certificate, the Percentage of executed Work of the Real Estate Project, having MahaRERA Registration Number P51700014553, is as per Table - A herein below. The percentage of the work executed with respect to each of the Activity of the entire Project is detailed in Table-B

**TABLE - A**

**Wing No.: A (Development Permission obtained – Ground/Stilt + 1<sup>st</sup> to 6<sup>th</sup> Floors + Part 7<sup>th</sup> Floor) out of 2 Wings of Project situated on Plot bearing Survey No. 19, Hissa No. 5 (Part), Village - Sangarli, Taluka - Thane, District - Thane, Division - Konkan, Pin Code - 421204.**

| Sr. No. | Tasks / Activity                                                                                                              | Percentage of Work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.      | Excavation                                                                                                                    | 100%                    |
| 2.      | Plinth                                                                                                                        | 0%                      |
| 3.      | Podiums                                                                                                                       | N.A.                    |
| 4.      | Stilt Floor                                                                                                                   | 0%                      |
| 5.      | Eight Slabs of Superstructure                                                                                                 | 0%                      |
| 6.      | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises            | 0%                      |
| 7.      | Sanitary Fittings within the Flat / Premises, Electrical Fittings within Flat / Premises                                      | 0%                      |
| 8.      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks | 0%                      |
| 9.      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.        | 0%                      |



|     |                                                                                                                                                                                                                                                                                                                                                                                                 |    |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 10. | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro-mechanical equipment, Compliance to conditions of Environment/CRZ NOC, Finishing to Entrance lobby, Plinth protection, paving of areas appurtenant to Wing, Compound Wall and all other requirements as may be required to Obtain Occupation Certificate. | 0% |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|

**Wing No.: A (Proposed Future Expansion - Balance 7<sup>th</sup> Floor + 8<sup>th</sup> to 12<sup>th</sup> Floors)** out of 2 Wings of Project situated on Plot bearing Survey No. 19, Hissa No. 5 (Part), Village - Sangarli, Taluka - Thane, District - Thane, Division - Konkan, Pin Code - 421204.

| Sr. No. | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                | Percentage of Work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.      | Excavation                                                                                                                                                                                                                                                                                                                                                                                      | 0%                      |
| 2.      | Plinth                                                                                                                                                                                                                                                                                                                                                                                          | 0%                      |
| 3.      | Podiums                                                                                                                                                                                                                                                                                                                                                                                         | N.A.                    |
| 4.      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                     | 0%                      |
| 5.      | Five Slabs of Superstructure                                                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 6.      | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises                                                                                                                                                                                                                                                                              | 0%                      |
| 7.      | Sanitary Fittings within the Flat / Premises, Electrical Fittings within Flat / Premises                                                                                                                                                                                                                                                                                                        | 0%                      |
| 8.      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                   | 0%                      |
| 9.      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                          | 0%                      |
| 10.     | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro-mechanical equipment, Compliance to conditions of Environment/CRZ NOC, Finishing to Entrance lobby, Plinth protection, paving of areas appurtenant to Wing, Compound Wall and all other requirements as may be required to Obtain Occupation Certificate. | 0%                      |

**Wing No.: B (Development Permission obtained – Ground/Stilt + 1<sup>st</sup> to 7<sup>th</sup> Floors)** out of 2 Wings of Project situated on Plot bearing Survey No. 19, Hissa No. 5 (Part), Village - Sangarli, Taluka - Thane, District - Thane, Division - Konkan, Pin Code - 421204.

| Sr. No. | Tasks / Activity                                                                                                                                            | Percentage of Work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.      | Excavation                                                                                                                                                  | 100%                    |
| 2.      | Plinth                                                                                                                                                      | 0%                      |
| 3.      | Podiums                                                                                                                                                     | N.A.                    |
| 4.      | Stilt Floor                                                                                                                                                 | 0%                      |
| 5.      | Eight Slabs of Superstructure                                                                                                                               | 0%                      |
| 6.      | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises                                          | 0%                      |
| 7.      | Sanitary Fittings within the Flat / Premises, Electrical Fittings within Flat / Premises                                                                    | 0%                      |
| 8.      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                               | 0%                      |
| 9.      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                      | 0%                      |
| 10.     | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro-mechanical equipment, | 0%                      |



|                                                                                                                                                                                                                                     |  |
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| Compliance to conditions of Environment/CRZ NOC, Finishing to Entrance lobby, Plinth protection, paving of areas appurtenant to Wing, Compound Wall and all other requirements as may be required to Obtain Occupation Certificate. |  |
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**Wing No.: B (Proposed Future Expansion - 8<sup>th</sup> to 12<sup>th</sup> Floors)** out of 2 Wings of Project situated on Plot bearing Survey No. 19, Hissa No. 5 (Part), Village - Sangarli, Taluka - Thane, District - Thane, Division - Konkan, Pin Code- 421204.

| Sr. No. | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                | Percentage of Work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.      | Excavation                                                                                                                                                                                                                                                                                                                                                                                      | 0%                      |
| 2.      | Plinth                                                                                                                                                                                                                                                                                                                                                                                          | 0%                      |
| 3.      | Podiums                                                                                                                                                                                                                                                                                                                                                                                         | N.A.                    |
| 4.      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                     | 0%                      |
| 5.      | Five Slabs of Superstructure                                                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 6.      | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises                                                                                                                                                                                                                                                                              | 0%                      |
| 7.      | Sanitary Fittings within the Flat / Premises, Electrical Fittings within Flat / Premises                                                                                                                                                                                                                                                                                                        | 0%                      |
| 8.      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                   | 0%                      |
| 9.      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                          | 0%                      |
| 10.     | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro-mechanical equipment, Compliance to conditions of Environment/CRZ NOC, Finishing to Entrance lobby, Plinth protection, paving of areas appurtenant to Wing, Compound Wall and all other requirements as may be required to Obtain Occupation Certificate. | 0%                      |

**TABLE – B**

**Internal & External Development Works in respect of the entire Project situated on Plot bearing Survey No. 19, Hissa No. 5 (Part), Village - Sangarli, Taluka - Thane, District - Thane, Division - Konkan, Pin Code - 421204 [For Approved Area (Ground/Stilt + 1<sup>st</sup> to 6<sup>th</sup> Floors + Part 7<sup>th</sup> Floor) as well as for Proposed Future Expansion (Balance 7<sup>th</sup> Floor + 8<sup>th</sup> to 12<sup>th</sup> Floors)].**

| Sr. No. | Common Areas and Facilities, Amenities      | Proposed (Yes / No) | Percentage of Work done | Details                                          |
|---------|---------------------------------------------|---------------------|-------------------------|--------------------------------------------------|
| 1.      | Internal Roads & Footpaths                  | Yes                 | 0%                      | Internal Driveway proposed                       |
| 2.      | Water Supply                                | Yes                 | 0%                      | Municipal Water Supply proposed                  |
| 3.      | Sewerage (Chamber, lines, Septic Tank, STP) | Yes                 | 0%                      | Sewerage line proposed. No STP proposed          |
| 4.      | Storm Water Drains                          | Yes                 | 0%                      | Storm water Drains proposed                      |
| 5.      | Landscaping & Tree Plantation               | Yes                 | 0%                      | Landscaping in R.G. and Tree Plantation Proposed |
| 6.      | Street Lighting                             | Yes                 | 0%                      | Peripheral Driveway Lighting proposed            |



|     |                                                       |     |      |                                                        |
|-----|-------------------------------------------------------|-----|------|--------------------------------------------------------|
| 7.  | Community Buildings                                   | No  | N.A. |                                                        |
| 8.  | Treatment and disposal of sewage and sullage water    | Yes | 0%   | Septic Tank and Soak Pit proposed                      |
| 9.  | Solid Waste Management & Disposal                     | Yes | 0%   | Dustbins for Dry & Wet Solid Waste Collection proposed |
| 10. | Water Conservation, Rain water Harvesting             | Yes | 0%   | Recharge of Bore well proposed                         |
| 11. | Energy Management                                     | Yes | 0%   | Solar Water Heating System Proposed                    |
| 12. | Fire Protection and Fire Safety requirements          | No  | 0%   | Proposed as per CFO Requirements                       |
| 13. | Electrical Meter Room, Sub-Station, Receiving Station | Yes | 0%   | Meter room and Transformer proposed                    |
| 14. | Others (Options to Add more)                          | Yes | 0%   | Compound wall & Gate proposed                          |

  
**SOPAN PRABHU,**  
Architect.

**SOPAN PRABHU**  
**ARCHITECTS & PLANNERS**  
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