



Ref. No. : SP/RSC/2017-390/2022-41.

Dated : 6.10.2022.

To,

M/s. R. S. Constructions

Partners : Mr. 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 + 1st to 6th Floors + Part 7th Floor) and 1536.03 sq.m. Proposed Future Expansion (Balance 7th Floor + 8th to 12th Floors), being developed by M/s. R. S. Constructions as per Commencement Certificate dated 19.01.2018.

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 + 1st to 6th Floors + Part 7th Floor) and 1536.03 sq.m. Proposed Future Expansion (Balance 7th Floor + 8th to 12th Floors), being developed by M/s. R. S. Constructions as per Development Permission (Certificate No. 3604) No. V.P. No. S11/0139/17/TMC/TDD/2401/17 dated 17.11.2017 and Commencement Certificate No. V. P. No. S11/0139/17/TMC/TDD/2478/18 dated 19.01.2018.

Following Technical Professionals are appointed by Owner/Promoter:

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

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on 31.03.2022, 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 + 1st to 6th Floors + Part 7th 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	100%
3.	Podiums	N.A.
4.	Stilt Floor	100%
5.	Eight Slabs of Superstructure	87.5%
6.	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	12.30%
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 7th Floor + 8th to 12th 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 + 1st to 7th 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	100%
3.	Podiums	N.A.
4.	Stilt Floor	100%
5.	Eight Slabs of Superstructure	100%
6.	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	12.30%
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%
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Wing No.: B (Proposed Future Expansion - 8th to 12th 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%

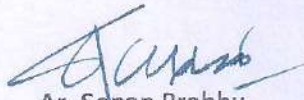
TABLE – B

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 + 1st to 6th Floors + Part 7th Floor) as well as for Proposed Future Expansion (Balance 7th Floor + 8th to 12th 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


Ar. Sopan Prabhu,
Principal Architect,
Sopan Prabhu Architects and Planners.

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