

Ref. No. : SP/RSC/2017-390/2022-42.

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 & 7431.42 sq.m. Approved Built-Up Area (Ground/Stilt + 1st to 13th Floors + Part 14th Floor) and Proposed Future Expansion (Balance 14th Floor + 15th to 18th Floors), being developed by M/s. R. S. Constructions as per Amended Commencement Certificate No. 4950, V.P. No. 511/0139/17TMC/TPD/4048/22 dated 09.05.2022

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. The drawings for the said Project were sanctioned by the Competent Authority Executive Engineer, Town Development Department, Municipal Corporation of the City of Thane dated 17.11.2017 and 19.01.2018. The status of the construction of the said Project having two Wings (A Wing with Gr./Stilt + 6 Floors + Part 7th Floor & B Wing Gr./Stilt + 7 Floors), was previously certified vide Certificate No. V.P. No. 511/0139/17TMC/TDD/2478/18 dated 19.01.2018. Now, the Owner/ Developer has obtained Amended Commencement Certificate from the Executive Engineer, Town Development Department, Municipal Corporation of the City of Thane vide No. 4950, V.P. No. 511/0139/17TMC/TDD/4048/22 dated 09.05.2022 for Built-Up Area= 7431.42 sq.m. (i. e. additional BUA= 4824.61 sq.m.) having Building (A-Wing with Ground/Stilt + 1st to 14th Floors +B-Wing with Ground/Stilt + 1st to 13th Floors+ Part 14th Floor) and Proposed Future Expansion (Balance 14th Floor + 15th to 18th Floors), being developed by M/s. R. S. Constructions.

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 each Wing/Building of the aforesaid Real Estate Project, I certify that as on 30.06.2022, the Revised Percentage (reworked on the basis of the drawings sanctioned on 09.05.2022) of Wing-wise/ Building-wise executed Work of the Real Estate Project, having MahaRERA Registration Number P51700014553, is as per Table - A herein below. Simultaneously, Revised Percentage (reworked on the basis of the drawings sanctioned on 09.05.2022) 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 (Amended Development Permission obtained on 09.05.2022- Ground/Stilt + 1st to 14th 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.	Fifteen Slabs of Superstructure	53%



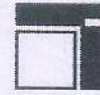
5.	Fifteen Slabs of Superstructure	53%
6.	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	8.11%
7.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within Flat / Premises	0%
8.	Staircases, Lifts Wells and Lobbies at each 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 15th to 18th 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.	Four 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 (Amended Development Permission obtained on 09.05.2022- Ground/Stilt + 1st to 13th Floors + Part 14th 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.	Fifteen Slabs of Superstructure	53%



6.	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat / Premises	8.79%
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 (Proposed Future Expansion - Balance 14th Floor + 15th to 18th 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.	Four 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**

Revised Internal & External Development Works in respect of the entire Project based on the Amended Commencement Certificate obtained on 09.05.2022 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 13th Floors + Part 14th Floor) as well as for Proposed Future Expansion (Balance 14th Floor + 15th to 18th 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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