



Our Ref. No:

Your ref. No:

Date

10/07/2017

**: CERTIFICATE :**

**TO WHOMSOEVER IT MAY CONCERN**

To,

M/s. Kapstone Constructions Pvt. Ltd.  
702, Natraj, M.V. Road Junction,  
Western Express Highway,  
Andheri (E), Mumbai – 400 069

Sub : Certificate of Percentage of Completion of Construction Work of Rustomjee Azziano - Wing J on the Residential Sub Plot - 6B known as Azziano Ph-II, situated on plot bearing Survey No. 49/1, 49/2, 49/3, Survey No. 50/1(pt), 50/2, 50/3 Survey No. 51/1, 51/2, 51/3, 51/4(pt), 51/5(pt) Survey No. 53/2/3 and Survey No. 383(pt) demarcated by its boundaries for Wing J  $19^{\circ}12'29.31''$  N -  $72^{\circ}59'15.87''$ E to the North,  $19^{\circ}12'27.91''$  N -  $72^{\circ}59'16.40''$ E to the South,  $19^{\circ}12'28.76''$ N -  $72^{\circ}59'16.45''$ E to the East,  $19^{\circ}12'28.52''$ N -  $72^{\circ}59'15.76''$ E to the West of Village Majiwade, Taluka & District – Thane, Pin 400 602, admeasuring plot area 641.41 sq. mtrs. being developed by M/s. Kapstone Constructions Pvt. Ltd.

Sir,

I have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of the Rustomjee Azziano - Wing J on the Residential Sub Plot - 6B known as Azziano Ph-II, situated on plot bearing Survey No. 49/1, 49/2, 49/3, Survey No. 50/1(pt), 50/2, 50/3 Survey No. 51/1, 51/2, 51/3, 51/4(pt), 51/5(pt) Survey No. 53/2/3 and Survey No. 383(pt) of Village Majiwade, Taluka & District – Thane, Pin 400 602, admeasuring plot area 641.41 sq. mtrs. being developed by M/s. Kapstone Constructions Pvt. Ltd.

(2)

Following technical professionals are appointed by M/s. Kapstone Constructions Pvt. Ltd.

- (i) Shri Manish D. Savant as Architect
- (ii) Mr. Girish Dravid - as Structural Consultant
- (iii) Mr. Rohit Uchil - as MEP Consultant
- (iv) Mr. Madhusudan Narayan- as Site Supervisor

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 Work done for the Real Estate Project applied for MAHA RERA certification as per RERA Act is shown in table A herein below. The percentage of the work executed with respect to each of the major activity of the construction and overall percentage of work done with respect to building is detailed in the Table B.

**TABLE A**

| Sr. No. | Tasks/Activity                                                                                                                 | Percentage of Work done |
|---------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                     | 100%                    |
| 2       | Plinth                                                                                                                         | 100%                    |
| 3       | 4 Number of Podium                                                                                                             | 100%                    |
| 4       | Stilt Floor                                                                                                                    | NA                      |
| 5       | 37 Number of Slabs of Super Structure                                                                                          | 100%                    |
| 6       | Internal walls, Internal Plaster, Floorings within Flats/Premises. Doors and Windows to each of the Flat/Premises              | 81%                     |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flats/Premises                                      | 35%                     |
| 8       | Staircases, Lifts Wells and lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | 64%                     |
| 9       | The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.        | 83%                     |

(3)

|    |                                                                                                                                                                                                                                                                                                                                                                                                                           |     |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 10 | Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC. Electrical fittings to Common Areas, electro. mechanical equipments. Compliance to condition 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 Obtain Occupation / Completion Certificate. | 19% |
|    | Overall Percentage of Completion of the work done For the entire Building /Wing                                                                                                                                                                                                                                                                                                                                           | 76% |

**TABLE B**

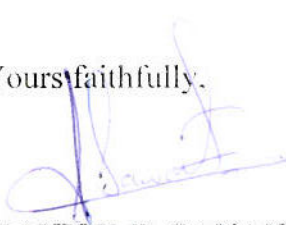
## Internal &amp; External Development Works

| Sr. No. | Common areas and Facilities, Amenities      | Proposed (Yes/No) | Percentage of Work done | Details                                             |
|---------|---------------------------------------------|-------------------|-------------------------|-----------------------------------------------------|
| 1       | Internal Roads & Footpaths.                 | Yes               | 35%                     | Fire tender & Other Drive ways                      |
| 2       | Water Supply                                | Yes               | 60%                     | Connection from ESR to UG Tank                      |
| 3       | Sewerage (Chamber, lines, Septic Tank, STP) | Yes               | 22%                     | STP RCC work already Started                        |
| 4.      | Storm Water Drain                           | Yes               | 75%                     | SWD RCC Work & Covers fixing WIP                    |
| 5       | Landscaping & Tree Planting                 | Yes               | 0%                      | Podium & Ground level RG & Tree Plantation (in nos) |
| 6       | Street Lighting                             | Yes               | 0%                      | Lights at Ground & Podium Level                     |
| 7       | Community Building                          | No                | No                      | No                                                  |

(4)

|    |                                                       |     |     |                                                                 |
|----|-------------------------------------------------------|-----|-----|-----------------------------------------------------------------|
| 8  | Treatment and Disposal of Sewage & Sullage            | Yes | 8%  | STP work in progress.                                           |
| 9  | Solid Waste Management & Disposal                     | Yes | 0%  | OWC Unit to be installed                                        |
| 10 | Water Conservation, Rain Water Harvesting             | Yes | 75% | RWH drains and chambers WIP                                     |
| 11 | Energy management                                     |     | 0%  | Solar Panels at terrace level will be considered                |
| 12 | Fire protection and fire safety requirements          | Yes | 30% | Fire fighting works at Podium and Ground level to be considered |
| 13 | Electrical meter room, sub-station, receiving station | Yes | 60% | Meter room & Substation WIP.                                    |
| 14 | Parking                                               | Yes | 50% | RCC Work completed.                                             |
| 15 | Party Hall                                            | Yes | 0%  | -                                                               |
| 16 | Pre-function Area                                     | Yes | 0%  | -                                                               |
| 17 | Leons World                                           | Yes | 0%  | -                                                               |
| 18 | Kids Play Area                                        | Yes | 0%  | -                                                               |

Yours faithfully,

  
**MANISH D. SAVANT**  
**(ARCHITECT)**  
Reg. No. CA/98/23598