

Date:- 10/01/2018

To,
M/s. Sai Uma Corporation,
'A' Wing, office No.1, 2, 3,
Rosa Royale, Opp. Crown Tower,
Near Gravity Fitness Centre,
Hiranandani Estate, Patlipada,
G. B. Road,
Thane (W) – 400 615.

Subject : Certification of percentage of completion of construction work of "Manhattan", 2 no. of buildings of the project [MahaRera RegnNo. P51700001707] situated on the plot bearing S. No. 128, 129/1, 129/2A, 129/3, 129/4, 130, 131 & S. No. 132 at Ghodbunder Road, Kavesar, Hiranandani Estate, Dist. Thane, demarcated by its boundaries,

EAST SIDE- LATITUDE - 19°15'29.36"N; LONGITUDE 72°58'40.98"E.
WEST SIDE - LATITUDE - 19°15'31.39"N; LONGITUDE- 72°58'36.36"E.
NORTH SIDE - LATITUDE - 19°15'31.49"N; LONGITUDE- 72°58'38.72"E.
SOUTH SIDE - LATITUDE - 19°15'29.78"N; LONGITUDE- 72°58'37.52"E.

Sir,

We 10 Folds Architects & Consultants have undertaken assignment as architect of certifying Percentage of Completion of Construction work of the 2 Buildings of the Project Manhattan, situated on plot bearing new Survey No. 128, 129/1, 129/2A, 129/3, 129/4, 130, 131 & S. No. 132 of Village Kavesar, District Thane District ,Pin – 400615, admeasuring 12785.46sq.mts. area being developed by M/s. Sai Uma Corporation.

Following technical professionals are appointed by Owner/Promoter:-

- i) M/s. 10 Folds Architects & Consultants as Architect;
- ii) M/s. Raje Structural Consultants as Structural Consultant.
- iii) M/s. Electro-Mech Consultants Pvt. Ltd. as MEP Consultant.
- iv) Shri. Kush Jain as Site Supervisor.

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I Certify that as on the date of this certificate, the Percentage of Work done for each of the Building/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. The percentage of work done is proposed by considering future increase in FSI by way of DR, TDR, Premium FSI is detailed in Table A & B below.

TABLE – A
Building No.1 (Bronx)

Sr. No.	Tasks/Activity (2)	Percentage of work done (3)
1.	Excavation	100%
2.	Plinth	100%
3.	4 nos. of Podium Slab below Building Bronx	100%
4.	Stilt at Ground Level	100%
5.	33 nos. of Slabs of Super Structure	66%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	30%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	48%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
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/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.	0%

TABLE – B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths'	No	---	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	---	
7.	Community Buildings	No	---	
8.	Treatment and disposal of sewage and salvage water	Yes	0%	
9.	Solid Waste management & Disposal.	Yes	0%	
10.	Water conservation, Rain Water Harvesting	Yes	0%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station,	Yes	0%	

TABLE – A

Commercial - Fifth Avenue

Sr. No.	Tasks/Activity (2)	Percentage of work done (3)
1.	Excavation	35%
2.	Plinth	35%
3.	No Podium	—
4.	Stilt at Ground Level	—
5.	3 nos. of Slabs of Super Structure	0%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the 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/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.	0%

TABLE - B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths'	No	----	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	---	
7.	Community Buildings	No	---	
8.	Treatment and disposal of sewage and salvage water	Yes	0%	
9.	Solid Waste management & Disposal.	Yes	0%	
10.	Water conservation, Rain Water Harvesting	Yes	0%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station,	Yes	0%	

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.



(ARCHITECT)
Reg. No.CA/2001/27699.