

Sanat Mehta & ASSOCIATES

Civil Engineers & Architectural Project Consultants



Rameshwar Tower, A-103, Shimpoli Road, Next to Gokhale School, Borivali (W), Mumbai - 400 092. Tel.: 022-28999298.

REF NO.: SMA/RERA/377/164D/21.

October 30, 2021.

To,
M/s. N. S. Realty,
Shop No.1&2, Narayan Heights, Bldg.No.1,
Phase II, Sector V,
Near Yahswant Gaurav Layout, Nilemore,
Nallasopara (W).
Tal: Vasai, Dist.: Palghar.

Dear Sir,

Sub: Certificate of Percentage of Completion of Construction work of Residential with shophline building no. 1, Wings B&C (G + 12) as Approved Phase-I & (Gr + 14) Phase-II as Proposed, known as "NARAYAN HEIGHTS" situated in Phase-II, Sector-V on S.No.203, S.No.211, H.No.6,7/pt., out of larger layout demarcated by its latitude 19°26'2.64"North and longitude 72°48'34.40"East, of Division: Konkan, Vill: Nilemore, Tal: Vasai, Dist: Palghar, PIN: 401203 admeasuring 501.16 Sq.m coverage area being developed by M/s. N. S. Realty.

We, M/s. SANAT MEHTA & ASSOCIATES (MR.SANAT MEHTA, Reg. No.VVCMC/ENGR/09) have undertaken assignment as Licensed Engineer of certifying Percentage of Completion of Construction work of Residential with shophline building no. 1, Wings B&C (G + 12) as Approved Phase-I & (Gr + 14) Phase-II as Proposed, known as "NARAYAN HEIGHTS" situated in Phase-II, Sector-Von S.No.203, S.No.211, H.No.6,7/pt., out of larger layout demarcated by its latitude 19°26'2.64"North and longitude 72°48'34.40"East, of Division: Konkan,Vill: Nilemore, Tal: Vasai, Dist: Palghar, PIN: 401203 admeasuring 501.16 Sq.m coverage area being developed by M/s. N. S. Realty.

Following technical professionals are appointed by Promoter:-

- (i) M/s. SANAT MEHTA & ASSOCIATES as Licensed Engineer.
- (ii) M/s. SHILPALEKHA CONSULTANT as Structural Consultant.
- (iii) M/S. _____ as MEP Consultant.
- (iv) MR. _____ as Site Supervisor.

Based on Site Inspection, with respect to each of the Building and Wing of the aforesaid Real Estate Project, We certify that as on date of this certificate, the Percentage of Work done for each of the wing of the Real Estate Project to be registered 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.

TABLE - A

Residential with shophline building no. 1, Wings B&C in Phase-II, Sector-V:-(Gr +12 th Floor): Phase-I		
Sr.No.	Tasks / Activity	Percentage of work done
(1)	(2)	(3)
1.	Excavation	100%
2.	One number of Plinth	100%
3.	Number of Podiums	N.A.
4.	Stilt Floor	0%
5.	13 number of Slabs of Super Structure	0%

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6.	Internal Walls, Internal Plaster, Floorings within Flats / Premises, Doors & 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 & 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%

Residential with shophouse building no.1, Wings B&C in Phase-II, Sector-V:-(13 & 14th Floor) Phase-II

Sr.No.	Tasks / Activity	Percentage of work done
(1)	(2)	(3)
1.	Excavation	Nil
2.	One number of Plinth	Nil
3.	-- number of Podiums	Nil
4.	Stilt Floor	Nil
5.	2 number of Slabs of Super Structure	0%
6.	Internal Walls, Internal Plaster, Floorings within Flats / Premises, Doors & 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 & 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%

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TABLE - B

Internal & 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 & Foot-paths	No	-----	
2.	Water supply	Yes	0%	
3.	Sewerage (chamber, lines)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree planting	Yes	0%	
6.	Street Lighting	No	-----	
7.	Community Buildings	No	-----	
8.	Treatment & disposal of sewage and sullage water	Yes	0%	
9.	Solid Waste management & Disposal	Yes	0%	
10.	Water conservation, Rain water harvesting.	Yes	0%	
11.	Energy management	No	-----	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station.	Yes	0%	

NOTE:

- 1) This certificate is issued as consultants for Architectural work for the above cited proposal and we have no interest other than our profession and the same is based on location and ownership details as provided by the promoters.
- 2) In case of project under construction, work done percentage (%) keeps on changing daily. This certificate is issued based on progress report by Site Supervisor.
- 3) Emphasis of this report is on Percentage (%) of progress rather than physical measurements, verifying whether the construction is as per approved drawings or not, legality of title, specifications, checking of lines, levels, genuineness/ validity of the documents provided.
- 4) This Report is based on site status for the project under reference & it does not absolve promoter from any legal litigation pending, if any, or for statutory compliance of any conditions issued by any authority or any directive/orders by any court of law.
- 5) It shall be binding upon the promoters to carry all work on site strictly as per approved plans & compliance of all conditions to be strictly followed in time bound manner as may be required.
- 6) We shall not be responsible for any work carried but on site beyond approved plans and / or any work executed without our written permission.

Yours Faithfully,
For SANAT MEHTA & ASSOCIATES



SANAT MEHTA
Reg.No. VVCMC/ENGR/09.

