

Our Ref. No:

Your ref. No:

Date:

CERTIFICATE

To Whomsoever it may concern

Date: 15th July 2017

To
Keystone Realtors Private Ltd
702,NATRAJ,M.V. Road Junction,
Western Express Highway,
Andheri East,Mumbai-400069, India

Subject: Certificate of Percentage of Completion of Construction Work of 01 No. of Building of project Rustomjee Paramount - Wing C situated on the Plot bearing CTS Nos G/626, G/164-A(pt) demarcated by its boundaries 19°4'34.918"N 72°49'43.877"E to the North, 19°4'34.571"N 72°49'42.897"E to the South, 19°4'34.529"N 72°49'43.858"E to the East, 19°4'34.961 N 72°49'42.916"E to the West of Division Konkan, village Andheri, Taluka Andheri, District Mumbai Suburban, PIN 400054 admeasuring 371.71 sq.mts. Area being developed by Keystone Realtors Private Ltd

Sir,

I have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 01 wing of project Rustomjee Paramount - Wing C situated on the Plot bearing **CTS Nos G/626, G/164-A(pt)** demarcated by its boundaries 19°4'34.918"N 72°49'43.877"E to the North, 19°4'34.571"N 72°49'42.897"E to the South, 19°4'34.529"N 72°49'43.858"E to the East, 19°4'34.961 N 72°49'42.916"E to the West of Division Konkan, village Andheri, taluka Andheri, District Mumbai Suburban, PIN 400054 admeasuring **371.71 sq.mts.** Area being developed by Keystone Realtors Private Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-

- i. M/s Sanjay Puri Architects as Concept Architect
- ii. M/s Miti Designers and Planners as Liaison Architect
- iii. M/s Ascent Consulting Engineers as Structural Engineer
- iv. Mr. Pramod Dube as Site Supervisor

Based on Site Inspection, with respect to Wing C of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for Wing C of the Real Estate Project is shown in 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

Rustomjee Paramount Wing C

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100%
3	Number of Podiums	0%
4	Stilt Floor	0%
5	Number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the	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	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the	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	0%



TABLE-B Rustomjee Paramount – Wing C

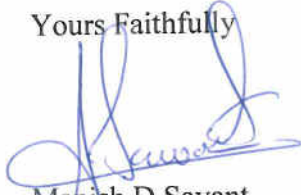
**Internal & External Development Works in Respect of the entire
Registered Phase**

	Common Area	Proposed	% completion	Details
1	Internal Road & Foot paths	No	NA	NA
2	Water Supply (Internal)	Yes	0%	Not yet commenced
3	Sewerage(Chambers, Lines, Septic Tank, STP)	Yes	0%	Not yet commenced
4	Storm Water Drains	Yes	0%	Not yet commenced
5	Landscaping & Tree planting	Yes	0%	Not yet commenced
6	Street Lighting	No	NA	NA
7	Community Buildings	No	NA	NA
8	Treatment & Disposal of sewage & Sullage Water	Yes	0%	Not yet commenced
9	Solid Waste Management & Disposal	Yes	0%	Not yet commenced
10	Water conservation, Rain Water harvesting	Yes	0%	Not yet commenced
11	Energy Management	Yes	0%	Not yet commenced
12	Fire Protection and fire safety Requirements	Yes	0%	Not yet commenced
13	Electrical meter room, Substation, Receiving Station	Yes	0%	Not yet commenced
14	Aggregated area of recreational open space	Yes	0%	Not yet commenced
	Extra Amenities			
1	TODDLERS STUDIO Multifunctional space for kids to pursue their passions like dance, music, painting.	Yes	0%	Will be delivered as common amenity with Wing D
2	BUSINESS CENTRE Dedicated space for meetings	Yes	0%	Will be delivered as common amenity with Wing D
3	SENIOR CITIZEN'S ZONE Space with resting benches for senior citizens	Yes	0%	Will be delivered as common amenity with Wing C
4	MINI-THEATRE Mini theatre for audio visual entertainment for 16 people	Yes	0%	Will be delivered as common amenity with Wing C

5	SPA Spa with 2 treatment rooms & rest room facilities	Yes	0%	Will be delivered as common amenity with Wing D
6	BANQUET HALL Function/Party Hall with Approx Area:1000 sq.ft with space for service pantry & kitchen	Yes	0%	Will be delivered as common amenity with Wing D
7	INDOOR GAMES ZONE Space for Indoor games like pool, table tennis & board games like chess, carrom & darts	Yes	0%	Will be delivered as common amenity with Wing E
8	ARTIFICIAL ROCK CLIMBING WALL FOR KIDS Artificial rock climbing wall for kids	Yes	0%	Will be delivered as common amenity with Wing E
9	YOGA DECK Area for practicing Yoga	Yes	0%	Will be delivered as common amenity with Wing E
10	GYMNASIUM Gymnasium equipped with cardio & strength equipments of 500 Sq.ft	Yes	0%	Will be delivered as common amenity with Wing E
11	SALT WATER POOL Lap pool with Length 20 meter and width 5 meter with salt water filtration system	Yes	0%	Will be delivered as common amenity with Wing C
12	KIDS POOL Shallow pool with length 6 meters and width 2 meters for kids	Yes	0%	Will be delivered as common amenity with Wing C
13	AQUA GYM Pool with submerged cardio equipments	Yes	0%	Will be delivered as common amenity with Wing C
14	POOL DECK Pool side deck area with loungers	Yes	0%	Will be delivered as common amenity with Wing C
15	SAND PIT Children's play area with sand infill	Yes	0%	Will be delivered as common amenity with Wing C
16	OUTDOOR FITNESS STATION Place where outdoor fitness station are located for fitness enthusiasts to exercise in the open	Yes	0%	Will be delivered as common amenity with Wing C
17	ALFRESCO SKY LOUNGE Outdoor dining area with outdoor lounge furniture	Yes	0%	Will be delivered as common amenity with Wing D
18	STAR GAZING DECK Terrace deck for star gazing	Yes	0%	Will be delivered as common amenity with Wing D

19	PARTY LAWN Lawn area for parties for 30 people	Yes	0%	Will be delivered as common amenity with Wing C
20	RESTING PAVILLION Pool side area for relaxation	Yes	0%	Will be delivered as common amenity with Wing C

Yours Faithfully



Manish D.Savant
Architect
CA/98/23598