



Date: 30 December 2023.

To,
M/s. Radheshyam Developers.
218, Prem Baug, Sir Bhalchandra Road,
Matunga C.R., Mumbai 400019.

Subject: Certificate of Percentage of Completion of Construction Work of Composite Building-wing 'C' of the Project (MahaRERA Registration No. – P51800012142) situated on the Plot bearing CTS. No. 163-A demarcated by its boundaries (Latitude and Longitude of the end points) 19°12'1.15"N- 72°51'48.50"E to the North, 19°11'59.67"N - 72°51'48.90"E to the South, 19°12'0.47"N- 72°51'49.99"E to the East, 19°11'59.97"N - 72°51'47.63"E to the West of Village Akurli, Wadarpada Road No. 01, Hanuman Nagar, Kandivali (East), Mumbai 400 102 in aggregate admeasuring about 4634.10 sq. meters and bounded as follows that is to say On or towards North by Akurli Road, on or towards East by 18.30 meters wide Proposed DP Road on or towards South by CTS No. 163-A (part) of Village Akurli R- south ward adjoining slum pocket commonly known as Hanuman Nagar and on or towards West by Sports Authority of India. Being developed by M/s. Radheshyam Developers.

Sir,

I, Leena Churi (of M/s. INNOVATIONS) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Sale Building situated on the plot bearing CTS. No. 163-A (pt.) of Akruli Village, Wadarpada Road No. 01, Hanuman Nagar, Kandivali (East), Mumbai 400 102 in aggregate admeasuring about 4634.10 sq. meters area being developed by M/s Radheshyam Developers

1. Following technical professionals are appointed by M/s Radheshyam Developers.

- (i) M/s. INNOVATIONS as Architect.
- (ii) M/s. ALLIED CONSULTANTS as Structural Consultant.
- (iii) M/s. JOHN MECH - EL TECHNOLOGIES (P) LTD. as MEP Consultant.
- (iv) Mr. MAZHAR UMAR NADKAR 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.



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Table A

Sr. No	Tasks /Activity	Percentage of work done
		Composite Building (Sale) Wing -C
1	Piling & Excavation	100%
2	One number of Basement(s) and Plinth	100%
3	<u>24</u> number of Slabs of Super Structure	25%
4	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
5	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
6	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	20%
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
8	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%

Approximately 30.60% of the total work of the Sale Wing has been completed on site.



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TABLE-B

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

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths.	Yes	0%	Roads/drive ways for internal vehicular access would be provided.
2	Water Supply.	Yes	0%	
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0%	STP is proposed.
4	Storm Water Drains.	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	Landscaping & Tree Planting will be provided as per landscape
6	Street Lighting.	Yes	0%	
7	Community Buildings.	No	0%	
8	Treatment and disposal of sewage and sullage water.	Yes	0%	STP is proposed.
9	Solid Waste management & Disposal.	Yes	0%	Solid Waste management & Disposal will be provided as per requirement.
10	Water conservation, Rain water harvesting .	Yes	0%	Water conservation, Rain water harvesting will be provided as per requirement.
11	Energy management.			
12	Fire protection and fire safety requirements.	Yes	0%	Fire protection and fire safety as per CFO requirement shall be provided.
13	Electrical meter room, sub-station.	Yes	0%	Electrical meter room, sub-station to meet as per requirement.
14	Others (Option to Add more)			

Yours Faithfully,
For. INNOVATIONS

Ar. Leena Churi
(CA/2005/35538)

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