

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/087/164D/17.

July 31, 2017.

To,
M/s. Sai Shakti Enterprises,
Sai Garden, G/3, Indralok, Phase III,
Bhayandar (East),
Thane – 401105.

Dear Sir,

Sub: Certificate of Percentage of Completion of Construction work of Wing C in Residential with shophline building No. 5 (G + 9) known as "OM SAI HEIGHTS-II" in Phase - II, Sector -IV, partly situated on the S.No. 203, demarcated by its latitude 19°25'58.54''North and longitude 72°48'32.67''East, of Division: Konkan, Vill: Nilemore, Tal: Vasai, Dist: Palghar, PIN - 401203 admeasuring 259.01 Sq.m coverage area being developed by M/s. Sai Shakti Enterprises

We, M/s. SANAT MEHTA & ASSOCIATES (Mrs. Bindia Bhatt, Reg.No. CA/2013/62264) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Wing C in Residential with shophline building No. 5 (G + 9) known as "OM SAI HEIGHTS-II" in Phase - II, Sector -IV, partly situated on the S.No. 203, demarcated by its latitude 19°25'58.54''North and longitude 72°48'32.67''East, of Division: Konkan, Vill: Nilemore, Tal: Vasai, Dist: Palghar, PIN - 401203 admeasuring 259.01 Sq.m coverage area being developed by M/s. Sai Shakti Enterprises

Following technical professionals are appointed by Promoter:-

- (i) M/s. SANAT MEHTA & ASSOCIATES as L.S. / Architect.
- (ii) M/s. SHILPLEKHA CONSULTANT as Structural Consultant.
- (iii) Shri. ----- as MEP Consultant.
- (iv) Shri PRITAM SINGH 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 wings of the Real Estate Project as registered vide number -- 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

Ph -II, Sector – IV, Residential with shophline Building No.5, Wing C:-

Sr.No.	Tasks / Activity	Percentage of work done
(1)	(2)	(3)
1.	Excavation	100%
2.	One number of Plinth	100%

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3.	-- number of Podiums	Nil
4.	Stilt Floor	100%
5.	10 number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flats / Premises, Doors & Windows to each of the Flat / Premises	33%
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.	96%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing	73%
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.	10%

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 & Footh-paths	No	N.A	
2.	Water supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree planting	Yes	0%	
6.	Street Lighting	No	N.A	
7.	Community Buildings	No	N.A	
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	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	0%	

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13.	Electrical meter room, sub-station, receiving station.	Yes	20%	
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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. We have physically inspected the building and visited a number of flats on a sample basis to assess internal work done.
- 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. They are taken by us on the face value.
- 4) This estimate is prepared solely for certification required under MahaRERA act and for no other purpose. Especially, it is not to be used by any private or institutional lenders for releasing stage wise payments, etc.
- 5) 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.

Yours Faithfully,
For SANAT MEHTA & ASSOCIATES

Mrs. BINDIA BHATT
Reg.No. CA/2013/62264