

Date: 05.09.2018

To,  
**RSB Developers Private Limited**  
B720-724, 7th Flr., Plaza Panchshil,  
Nyaymurti Sitaram Patkar Marg,  
NR Dharam Palace, Gamdevi Grant Road,  
Mumbai - 400 007.  
Maharashtra

Subject: Certificate of Percentage of Completion of Construction Work of **Sale** Building(s) Wing(s) '**A**', '**B**' & '**C**' of the **Sale** Building situated on the Plot bearing C.N. No./ CTS No./ Survey No. Final Plot No. **5015-A and Survey No. 313, Hissa No. 10 and corresponding to CTS No. 5015-B and 5015-B/1 to 5015-B/4** demarcated by its boundaries (latitude and longitude of the end points) **Property bearing CTS No. 525-B and 5025-D** to the North **Property bearing CTS No. 5013-B** to the South **Property bearing CTS No. 4761/1 (part) & 5016** to the East **Property bearing CTS No. 5014** to the West of **Kole Kalyan, Sunder Nagar, Kalina, Santacruz (West, Mumbai - 400 098** admeasuring **2149.50** sq.mts. Area being developed by **RSB Developers Private Limited**.

Sir,

I/ We, Ingrain, Architects have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of MS H20 Building(s)/ Wing(s) '**A**', '**B**' & '**C**' of the Building/ Phase of the Project, situated on the plot bearing C. N. No./ CTS No. Survey no./ Final Plot no. **5015-A and Survey No. 313, Hissa No. 10 and corresponding to CTS No. 5015-B and 5015-B/1 to 5015-B/4** of **Kole Kalyan, Sunder Nagar, Kalina, Santacruz (West, Mumbai - 400 098** admeasuring **6574.18** sq.mts. BUA Area being developed by **RSB Developers Private Limited**

1. Following technical professionals are appointed by **RSB Developers Private Limited**:

- (i) M/s. **Ingrain** as Architect;
- (ii) M/s Sunil Ambre & Associates Liasoning architect
- (iii) M/s. **Bhilare Consultant** as Structural Consultant
- (iv) M/s. **ARKK Consulting** as MEP Consultant
- (v) M/s. **JJ Realis India Private Limited** as Project Management Consultant (PMC).

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 A herein below. The percentage of the work executed with respect to each of the major activity of the Building/ Wing and Overall Percentage of the work done with respect to each Building/ Wing is detailed in the Table B.



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Mumbai Office: 5<sup>th</sup> Floor, ITTS House, Kala Ghoda, Fort, Mumbai - 400001.

Pune Office: 4-Bhatia Apts, opp Kotbagi Hospital, Off D P Road, Aundh, Pune 411007.

Table A

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| Sr. No | Tasks/ Activity                                                                                                                                                                  | Percentage |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1      | Excavation                                                                                                                                                                       | 100%       |
| 2      | Plinth                                                                                                                                                                           | 80%        |
| 3      | RCC- 7 out of 12 number of Slabs of SuperStructure                                                                                                                               | -          |
| 4      | Masonry/ walls - Completed Till 5 floors                                                                                                                                         | -          |
| 5      | Internal Plaster - Completed Till 4 floors                                                                                                                                       | -          |
| 6      | External Plaster, elevation - In progress                                                                                                                                        | -          |
| 7      | Flooring within Flats/ Premises-In progress on 2 <sup>nd</sup> floor                                                                                                             | -          |
| 8      | Door and Windows to each of the Flat/ Premises                                                                                                                                   | -          |
| 9      | External plumbing down take lines, CP/ Sanitary Fitting within the Flats/ Premises - Electrical Fitting within the Flats / Premises,                                             | -          |
| 10     | Electrical switches and wiring inside apartment                                                                                                                                  | -          |
| 11     | Painting                                                                                                                                                                         | -          |
| 12     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and LiftsOverhead and Underground Water Tanks                                                      | -          |
| 13     | Completion of terraces with waterproofing of the Building                                                                                                                        | -          |
| 14     | Installation of lifts                                                                                                                                                            | -          |
| 16     | Fire Fighting Fittings and Equipment's as per CFO NOC                                                                                                                            | -          |
| 17     | Electrical fittings to Common Areas, water pumps,electro - mechanical equipment's                                                                                                | -          |
| 18     | Finishing of entrance lobby/s, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate | -          |



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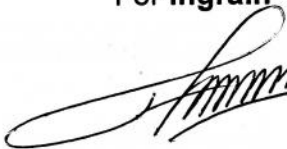
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TABLE – B

Internal &amp; External Development Works in Respect of the project

| S. No. | Common Roads and Facilities, Amenities                | Proposed (Yes/No) | Percentage of Work done | Details |
|--------|-------------------------------------------------------|-------------------|-------------------------|---------|
| 1      | Side margin pavement                                  | Yes               | -                       |         |
| 2      | Water Supply                                          | Yes               | -                       |         |
| 3      | Sewerage (chamber, sewage lines), Storm Water Drains  | Yes               | -                       |         |
| 4      | Landscaping & Tree Planting                           | Yes               | -                       |         |
| 5      | Common area Lighting                                  | Yes               | -                       |         |
| 6      | Water conservation, Rain water harvesting             | No                | -                       |         |
| 7      | Fire protection and fire safety requirements          | Yes               | -                       |         |
| 8      | Electrical meter room, sub-station, receiving station | Yes               | -                       |         |

Yours Faithfully  
For Ingrain



**Abhay Bhonsale**  
Partner  
(COA no. CA/2000/26678)



**Kiran Kale**  
Partner  
(COA no. CA/2004/33245)