

*Reza Kabul*  
**ARCHITECTS PVT. LTD.**

To,  
**Transcon Developers Pvt. Ltd.**  
Transcon Triumph,  
Off. New Link Road, Near Oberoi Springs,  
Andheri (W),  
Mumbai

Date: 01/07/2017

**Subject :** Certificate of Percentage of Completion of 'Transcon Triumph Tower-1' Construction Work of 1 (ONE) No. of Building of the First Phase of the Real Estate Project proposed to be registered under MahaRERA situated on the Plot bearing **CTS No. 704 (Pt)** demarcated by its boundaries [latitude and longitude of the end points]

**CTS No. 704 (Pt), 704/11 (Pt)** to the North; **CTS No. 704 (Pt), 704/68 (Pt)** to the South; **CTS No. 704 (Pt)** to the East; **CTS No. 704 (Pt)** to the West

Of Division: Konkan, District: Mumbai Suburban, Taluka: Andheri, village: Oshiwara, PIN: 400053 admeasuring **1283.78 Sq.mt.** area being developed by M/s. Transcon Developers Pvt. Ltd.

Sir,

We **ARK Reza Kabul Architects Pvt. Ltd.** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1 (ONE) No. of Building of the First Phase of the Real Estate Project situated on the Plot bearing **CTS No. 704 (Pt)** of Division: Konkan, District: Mumbai Suburban, Taluka: Andheri, village: Oshiwara, PIN: 400053 admeasuring **1283.78 Sq.mt.** area being developed by M/s. Transcon Developers Pvt. Ltd.

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

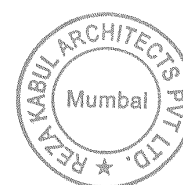
- (i) M/s **ARK REZA KABUL Architects Pvt. Ltd.** as Architect;
- (ii) M/s **JW CONSULTANTS LLP** as Structural Consultant
- (iii) M/s **ECON POLLUTION CONTROL CONSULTANTS** as MEP Consultant
- (iv) Shri **Arjun Pradhan** as Site Supervisor

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building in the Real Estate Project proposed 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**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 53.78%                  |
| 2      | One number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                    | 70%                     |
| 3      | Four number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                  | 67%                     |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 67%                     |
| 5      | 42 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                   | 50.02%                  |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 1.85%                   |
| 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                                                                                                                                                                                                                                                                                           | 7.92%                   |
| 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 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 | 14.94%                  |



**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       | Internal Roads & Foot paths                           | Yes      | 100%                    | Access Road Completed                              |
| 2       | Water Supply                                          | Yes      | 0%                      |                                                    |
| 3       | Sewerage (chamber, lines, Septic Tank , STP)          | Yes      | 9%                      | Sewage lines have been done in access road portion |
| 4       | Storm Water Drains                                    | Yes      | 9%                      | SWD works in Access road has been done             |
| 5       | Landscaping & Tree Planting                           | Yes      | 18%                     | Landscape works in access area have been done      |
| 6       | Street Lighting                                       | Yes      | 100%                    | Access road lighting has been done                 |
| 7       | Community Buildings                                   | No       | NA                      |                                                    |
| 8       | Treatment and 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%                      |                                                    |
| 13      | Electrical meter room, sub-station, receiving station | Yes      | 0%                      |                                                    |
| 14      | Recreational Open Space                               | Yes      | 0%                      |                                                    |
| 15      | Open Parking                                          | No       | NA                      |                                                    |

**Thanking You,**

  
**Harsh Patwardhan**  
(Associate) ★

*Harsh Patwardhan*

**Certified For,**  
**Reza Kabul Architects Pvt. Ltd.**

**Registration No.: CA/ 88/ 11327**