

FORM 1

Date: 31/01/2018

To, M/s Theme Developers Pvt Ltd.
302-303, Abhimaan II,
Opp Elegance, Teen Haath Naka,
LB5 Marg, Thane (West) - 400602

Subject: Certificate of Percentage of Completion of Construction Work of proposed building 'STARLIVING' of sale wings 'S1' and 'Swami Samarth ChS' buildings R1, R2, R3 and R4 [MahaRERA Registration Number P51700003414] situated on the Plot bearing Tika No 21, CTS no 7(pt), 8(pt) and tika no 19, CTS no 30 and 31 demarked by its boundaries Chandra nagar to the North, 18m Wide Gokhale road to the South, Rajdeep soc to the East, Forest off to the West of Village Naupada, Tal. Thane Distr Thane admeasuring 8459.04 sqm, being developed by M/s. Theme Developers Pvt Ltd

Sir, We NEXSTEP Construction Pvt. Ltd. have undertaken assignment as Architect for certifying Percentage of Completion of Construction Work of proposed building 'STARLIVING' of sale wings 'S1' and 'Swami Samarth ChS' buildings R1, R2, R3 and R4, situated on the Plot bearing Tika No 21, CTS no 7(pt), 8(pt) and tika no 19, CTS no 30 and 31, of Village Naupada, Tal. Thane Dist Thane admeasuring 8459.04 sqm, being developed by M/s. Theme Developers Pvt Ltd .

Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s NEXSTEP Construction Pvt. Ltd. as Liasoning Architect
- (ii) Mr RC Tipnis as Structural Consultant
- (iii) M/s Urja Building Services Pvt. Ltd. as MEP Consultant
- (iv) Shri Vijay Salunkhe as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for aforesaid building of the Real Estate Project as registered vide number **P51700003414** under Maha RERA 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

Building S1

Sr No	Task/ Activity	Percentage of work Done
1	Excavation	0%
2	_1_ Number of Plinth	0%
3	_3_ number of podium	0%
4	Stilt Hoar	0%
5	_18_ number of slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring within flats/ premises, Doors & Windows to each of the flats/ premises	0%





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CONSTRUCTION PVT. LTD.

Off.: G-1, Prekash Villa, Ganesh Wadi, Near Kanchaiya Hospital,

Panchpakhi, Thane (W) - 400 602 Tel.: 2538 8749 / 2539 8793

Email : sawantnilesh@hotmail.com / nexstepconsultant@gmail.com

7	Sanitary fittings within flats/ premises, Electrical fittings within flats/ premises,	0%
8	Staircase, Lift wells & Lobbies at each floor level connecting staircase & Lifts, Overhead & UGT	0%
9	The external plumbing & external plaster, elevation, completion of terraces with waterproofing of building/ wing	0%
10	Installation of lifts, water pumps, Fire fighting fittings & Equipments as per CFO NOC, Electrical fittings to Common Area, Electro, Mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby, plinth protection, paving of areas appurtenant to building/ wing, compound wall & all other requirements as my be required to obtain Occupation/ Completion Certificate	0%

Table A

Building R1

Sr No	Task/ Activity	Percentage of work Done
1	Excavation	0%
2	_1_ Number of Plinth	0%
3	_0_ number of podium	NA
4	Stilt Floor	0%
5	_3_ number of slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring within flats/ premises, Doors & Windows to each of the flats/ premises	0%
7	Sanitary fittings within flats/ premises, Electrical fittings within flats/ premises,	0%
8	Staircase, Lift wells & Lobbies at each floor level connecting staircase & Lifts, Overhead & UGT	0%
9	The external plumbing & external plaster, elevation, completion of terraces with waterproofing of building/ wing	0%
10	Installation of lifts, water pumps, Fire fighting fittings & Equipments as per CFO NOC, Electrical fittings to Common Area, Electro, Mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby, plinth protection, paving of areas appurtenant to building/ wing, compound wall & all other requirements as my be required to obtain Occupation/ Completion Certificate	0%



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Table A

Building R2

Sr No	Task/ Activity	Percentage of work Done
1	Excavation	100%
2	_1_ Number of Plinth	100%
3	_0_ number of podium	NA
4	Stilt Floor	0%
5	_7_ number of slabs of Super Structure	70%
6	Internal walls, Internal Plaster, Flooring within flats/ premises, Doors & Windows to each of the flats/ premises	0%
7	Sanitary fittings within flats/ premises, Electrical fittings within flats/ premises,	0%
8	Staircase, Lift wells & Lobbies at each floor level connecting staircase & Lifts, Overhead & UGT	0%
9	The external plumbing & external plaster, elevation, completion of terraces with waterproofing of building/ wing	0%
10	Installation of lifts, water pumps, Fire fighting fittings & Equipments as per CFO NOC, Electrical fittings to Common Area, Electro, Mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby, plinth protection, paving of areas appurtenant to building/ wing, compound wall & all other requirements as may be required to obtain Occupation/ Completion Certificate	0%

Table A

Building R3

Sr No	Task/ Activity	Percentage of work Done
1	Excavation	100%
2	_1_ Number of Plinth	100%
3	_0_ number of podium	NA
4	Stilt Floor	0%
5	_14_ number of slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring within flats/ premises, Doors & Windows to each of the flats/ premises	0%
7	Sanitary fittings within flats/ premises, Electrical fittings within flats/ premises,	0%



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8	Staircase, Lift wells & Lobbies at each floor level connecting staircase & Lifts, Overhead & UGT	0%
9	The external plumbing & external plaster, elevation, completion of terraces with waterproofing of building/ wing	0%
10	Installation of lifts, water pumps, Fire fighting fittings & Equipments as per CFO NOC, Electrical fittings to Common Area, Electro, Mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby, plinth protection, paving of areas appurtenant to building/ wing, compound wall & all other requirements as may be required to obtain Occupation/ Completion Certificate	0%

Table A

Building R4

Sr No	Task/ Activity	Percentage of work Done
1	Excavation	100%
2	_1_ Number of Plinth	100%
3	_0_ number of podium	NA
4	Stilt Floor	0%
5	_14_ number of slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring within flats/ premises, Doors & Windows to each of the flats/ premises	0%
7	Sanitary fittings within flats/ premises, Electrical fittings within flats/ premises,	0%
8	Staircase, Lift wells & Lobbies at each floor level connecting staircase & Lifts, Overhead & UGT	0%
9	The external plumbing & external plaster, elevation, completion of terraces with waterproofing of building/ wing	0%
10	Installation of lifts, water pumps, Fire fighting fittings & Equipments as per CFO NOC, Electrical fittings to Common Area, Electro, Mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby, plinth protection, paving of areas appurtenant to building/ wing, compound wall & all other requirements as may be required to obtain Occupation/ Completion Certificate	0%

A



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TABLE-B

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

Sr No	Common Areas & Facilities, Amenities	Proposed	Percentage of Work Done	Details
1	Internal Roads & Footpaths	No	NA	NA
2	Water Supply	Yes	0%	TMC Connection
3	Sewerage (Chambers, Lines, Septic Tanks, STP)	Yes	0%	STP
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree planting	Yes	0%	Garden
6	Street Lighting	No	NA	NA
7	Community Building	No	NA	NA
8	Treatment & Disposal for sewage & Sullage water	Yes	0%	STP
9	Solid Waste management & Disposal	No	NA	NA
10	Water Conservation, RWH	Yes	0%	RWH
11	Energy Management	Yes	0%	Solar Water Heating
12	Fire Protection & Fire Safety Requirements	Yes	0%	Fire fighting - system
13	Electrical meter room, Sub-station, Receiving station	Yes	0%	NA
14	Others	NA	NA	NA

Yours Faithfully

Nexstep Construction Pvt. Ltd.

Ar. NILESH SAWANT

(Architect)

(License No. CA-98/22503)