



DATE-24.07.2017

To,  
The M/S.KESHAR REALITIES  
ADDRESS AT - 49/2,3 TELGALLY,  
GROUND FLOOR,VITHALWADI KALBADEVI ROAD,  
MUMBAI.-400002

**Subject:** Certificate of Percentage of Completion Work of Single of Building of the Project  
**KESAR KUNJ** (Project is under construction and still not registered with RERA)  
Situating on the **PLOT NO-31, SECTOR-5A, NODE-KARANJADE** demarcated By its  
boundaries 11.00 mtr wide Road to the North, Plot No-38 & 39 to the South, Plot No-  
30 to the East, Plot No-32 to the West of Node-KARANJADE, Navi Mumbai, **Taluka-**  
**Panvel, District-Raigad, PIN NO.-410206** admeasuring **999.39 sq.mts** area being  
developed by **M/S.KESHAR REALITIES**.

Sir,

I/We, **ATUL PATEL** proprietor of **M/S. ATUL PATEL ARCHITECTS** have undertaken assignment as  
Architect of Certifying Percentage of Completion of Construction Work of Single Building of  
the Project **KESAR KUNJ** Situated on the **Plot No.31, Sector-5A, Node-KARANJADE, Navi**  
**Mumbai, Taluka-Panvel, District-Raigad, PIN NO.-410206** admeasuring **999.39 sq.mts** area  
being developed by **M/S.KESHAR REALITIES**.

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

- (i) M/s. **ATUL PATEL ARCHITECTS** as Architect
- (ii) M/s. **AGHARAKAR CONSULTING ENGINEERS PVT.LTD.** as Structural Consultant
- (iii) M/s./Shri/Smt \_\_\_\_\_ as MEP Consultant
- (iv) Shri **SHIVAJI S. VENUPURE** 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 as registered vide number **(Project is under construction and still not registered with RERA)** 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  
Project KESAR KUNJ  
PLOT NO.31, SECTOR-5A, NODE-KARANJADE

Building-KESAR KUNJ

| Sr No.<br>(1) | Tasks/Activity<br>(2)                                                                     | Percentage Of<br>Work Done<br>(3) |
|---------------|-------------------------------------------------------------------------------------------|-----------------------------------|
| 1             | Excavation                                                                                | 0%                                |
| 2             | 0 Basement                                                                                | NA                                |
|               | 1 Plinth                                                                                  | 0%                                |
| 3             | 0 Podiums                                                                                 | NA                                |
| 4             | Stilt Floor                                                                               | 0%                                |
| 5             | 8 Slabs of Super Structure                                                                | 0%                                |
| 6<br>(0%)     | Internal Walls                                                                            | 0%                                |
|               | Internal Plaster                                                                          | 0%                                |
|               | Floorings Within Flats/Premises,                                                          | 0%                                |
|               | Doors And Windows To Each Of The Flat/Premises                                            | 0%                                |
| 7<br>(0%)     | Sanitary Fittings Within The Flat/Premises                                                | 0%                                |
|               | Electrical Fittings Within The Flat/Premises                                              | 0%                                |
| 8<br>(0%)     | Staircases                                                                                | 0%                                |
|               | Lifts Wells                                                                               | 0%                                |
|               | Lobbies                                                                                   | 0%                                |
|               | Overhead Water Tanks                                                                      | 0%                                |
|               | Underground Water Tanks                                                                   | 0%                                |
| 9<br>(0%)     | External Plumbing                                                                         | 0%                                |
|               | External Plaster                                                                          | 0%                                |
|               | Elevation                                                                                 | 0%                                |
|               | Completion Of Terraces With Waterproofing                                                 | 0%                                |
| 10<br>(0%)    | Installation of Lifts,                                                                    | 0%                                |
|               | Installation of Water Pumps                                                               | 0%                                |
|               | Fire Fighting Fittings and Equipment as per CFO NOC                                       | 0%                                |
|               | Electrical fittings to common areas                                                       | 0%                                |
|               | Electro mechanical equipment                                                              | 0%                                |
|               | Compliance To conditions of Environment /CRZ NOC                                          | NA                                |
|               | Finishing to Entrance Lobby/s                                                             | 0%                                |
|               | Plinth Protection                                                                         | 0%                                |
|               | Paving of Areas Appurtenant To Building/Wing,                                             | 0%                                |
|               | Compound Wall                                                                             | 0%                                |
|               | All Other Requirements As May Be Required To Obtain<br>Occupation /Completion Certificate | NA                                |

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*Atul Patel*





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**TABLE-B**  
**Project KESAR KUNJ**  
**PLOT NO.-31, SECTOR-5A, NODE-KARANJADE**

**Internal and External Development Works in respect of the entire Registered Phase/Project**

| Sr No.<br>(1) | Common areas and<br>Facilities, Amenities<br>(2)       | Proposed<br>(Yes/No)<br>(3) | Percentage of<br>Work done<br>(4) | Details<br>(5)                                |
|---------------|--------------------------------------------------------|-----------------------------|-----------------------------------|-----------------------------------------------|
| 1             | Internal Roads & Foot- paths.                          | NO                          | NA                                | Provided only drive way                       |
| 2             | Water Supply                                           | YES                         | 0%                                | Provided up to site by CIDCO                  |
| 3             | Sewerage (chamber, lines, Septic Tank, STP).           | YES                         | 0%                                | Work to commence                              |
| 4             | Storm Water Drains                                     | NO                          | NA                                | Provided up to site by CIDCO                  |
| 5             | Landscaping & Tree Planting.                           | YES                         | 0%                                | 10 No. of trees                               |
| 6             | Street Lighting                                        | NO                          | NA                                | NA                                            |
| 7             | Community Buildings                                    | NO                          | NA                                | NA                                            |
| 8             | Treatment and disposal of sewage and sullage water.    | NO                          | NA                                | Provided up to site by CIDCO                  |
| 9             | Solid Waste management & Disposal.                     | NO                          | NA                                | Provided up to site by CIDCO                  |
| 10            | Water conservation, rain water harvesting              | YES                         | 0%                                | Work to commence                              |
| 11            | Energy management                                      | NO                          | NA                                | NA                                            |
| 12            | Fire protection and fire safety requirements           | YES                         | 0%                                | As per provisional fire noc provided by CIDCO |
| 13            | Electrical meter room, sub-station, receiving station. | YES                         | 0%                                | Electrical meter room will be provided        |

Yours Faithfully,

For, **ATUL PATEL ARCHITECTS****ATUL PATEL**

(ARCHITECT)(CA/2003/32480)



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## PLOT NO.31, SECTOR 5A, KARANJADE, NAVI MUMBAI.

| Floor                   | Shop No. / Rat No. | Carpet Area Including Internal Walls (As Per RERA) | Usable Enclose Balcony | Usable Projected Enclose Balcony | Usable C.B. Area | Usable F.B. | Usable Projected Terrace | Natural Terrace | Service Area |
|-------------------------|--------------------|----------------------------------------------------|------------------------|----------------------------------|------------------|-------------|--------------------------|-----------------|--------------|
| 1ST                     | 101                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.790       | 3.328                    | 0.000           | 1.080        |
|                         | 102                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 103                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 104                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.790       | 3.393                    | 0.000           | 1.080        |
|                         | 105                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.790       | 3.393                    | 0.000           | 1.080        |
|                         | 106                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 107                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 108                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.790       | 3.328                    | 0.000           | 1.080        |
| 2ND                     | 201                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.706       | 3.105                    | 0.000           | 1.080        |
|                         | 202                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.790       | 3.278                    | 0.000           | 1.080        |
|                         | 203                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.790       | 3.278                    | 0.000           | 1.080        |
|                         | 204                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.736       | 3.105                    | 0.000           | 1.080        |
|                         | 205                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.736       | 3.105                    | 0.000           | 1.080        |
|                         | 206                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.790       | 3.278                    | 0.000           | 1.080        |
|                         | 207                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.790       | 3.278                    | 0.000           | 1.080        |
|                         | 208                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.706       | 3.105                    | 0.000           | 1.080        |
| 3RD                     | 301                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.790       | 3.328                    | 0.000           | 1.080        |
|                         | 302                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 303                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 304                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.790       | 3.393                    | 0.000           | 1.080        |
|                         | 305                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.790       | 3.393                    | 0.000           | 1.080        |
|                         | 306                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 307                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 308                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.790       | 3.328                    | 0.000           | 1.080        |
| 4TH                     | 401                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.706       | 3.105                    | 0.000           | 1.080        |
|                         | 402                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.790       | 3.278                    | 0.000           | 1.080        |
|                         | 403                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.790       | 3.278                    | 0.000           | 1.080        |
|                         | 404                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.736       | 3.105                    | 0.000           | 1.080        |
|                         | 405                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.736       | 3.105                    | 0.000           | 1.080        |
|                         | 406                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.790       | 3.278                    | 0.000           | 1.080        |
|                         | 407                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.790       | 3.278                    | 0.000           | 1.080        |
|                         | 408                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.706       | 3.105                    | 0.000           | 1.080        |
| 5TH                     | 501                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.790       | 3.328                    | 0.000           | 1.080        |
|                         | 502                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 503                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 504                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.790       | 3.393                    | 0.000           | 1.080        |
|                         | 505                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.790       | 3.393                    | 0.000           | 1.080        |
|                         | 506                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 507                | 21.422                                             | 6.676                  | 0.000                            | 2.048            | 2.880       | 3.510                    | 0.000           | 1.080        |
|                         | 508                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.790       | 3.328                    | 0.000           | 1.080        |
| 6TH                     | 601                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.706       | 3.105                    | 0.000           | 1.080        |
|                         | 602                | 21.422                                             | 0.000                  | 6.676                            | 2.048            | 0.000       | 0.000                    | 0.000           | 1.080        |
|                         | 603                | 21.422                                             | 0.000                  | 6.676                            | 2.048            | 0.000       | 0.000                    | 0.000           | 1.080        |
|                         | 604                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.736       | 3.105                    | 0.000           | 1.080        |
|                         | 605                | 28.219                                             | 0.000                  | 0.000                            | 2.266            | 2.736       | 3.105                    | 0.000           | 1.080        |
|                         | 606                | 21.422                                             | 0.000                  | 6.676                            | 2.048            | 0.000       | 0.000                    | 0.000           | 1.080        |
|                         | 607                | 21.422                                             | 0.000                  | 6.676                            | 2.048            | 0.000       | 0.000                    | 0.000           | 1.080        |
|                         | 608                | 29.023                                             | 0.000                  | 0.000                            | 1.463            | 2.706       | 3.105                    | 0.000           | 1.080        |
| 7TH                     | 701                | 25.410                                             | 0.000                  | 3.613                            | 1.463            | 0.000       | 3.456                    | 0.000           | 1.080        |
|                         | 702                | 18.581                                             | 0.000                  | 9.518                            | 2.048            | 0.000       | 0.000                    | 0.000           | 1.080        |
|                         | 703                | 18.581                                             | 0.000                  | 9.518                            | 2.048            | 0.000       | 0.000                    | 0.000           | 1.080        |
|                         | 704                | 19.559                                             | 0.000                  | 1.318                            | 1.343            | 0.000       | 3.524                    | 6.900           | 1.080        |
|                         | 705                | 19.559                                             | 0.000                  | 1.318                            | 1.343            | 0.000       | 3.524                    | 6.900           | 1.080        |
|                         | 706                | 18.581                                             | 0.000                  | 9.518                            | 2.048            | 0.000       | 0.000                    | 0.000           | 1.080        |
|                         | 707                | 18.581                                             | 0.000                  | 9.518                            | 2.048            | 0.000       | 0.000                    | 0.000           | 1.080        |
|                         | 708                | 25.410                                             | 0.000                  | 3.613                            | 1.463            | 0.000       | 3.456                    | 0.000           | 1.080        |
| Covered Parking         |                    |                                                    |                        |                                  |                  |             |                          |                 | 18           |
| Open Parking            |                    |                                                    |                        |                                  |                  |             |                          |                 | 0            |
| Visitor Covered Parking |                    |                                                    |                        |                                  |                  |             |                          |                 | 2            |
| Visitor Open Parking    |                    |                                                    |                        |                                  |                  |             |                          |                 | 0            |
| Fitness Center Area     |                    |                                                    |                        |                                  |                  |             |                          |                 | 0            |
| Society Office Area     |                    |                                                    |                        |                                  |                  |             |                          |                 | 0            |
| Recreational Area       |                    |                                                    |                        |                                  |                  |             |                          |                 | 0            |

