

Date: 26.05.2021

To,
M/S. UNIQUE SHANTI DEVELOPERS LLP
Harsh Plaza 1st Floor, Opp. Sector – 2
100 ft. Road, Mira Road (East)
Dist. – Thane – 401 107.

Subject: Certificate of Percentage of Completion of Construction Work of the Project known as “UNIQUE SERENITY” formally known as Madhusudan Terrace Co.Op. Hsg. Society Ltd., situated on the Land bearing Sub Plot Nos. 10 & 12, Old F.P. No. 625, New F.P. No. 719, TPS III, Kastur Park, Shimpoli Road, Borivali (West) of Village Borivali demarcated by its boundaries (latitude and longitude of the end points) vide layout Plan to the North partly Sub Plot No. 1 and partly Sub Plot No. 2 of New F.P. No. 719, to the South 30.00 MT. W. D.P. ROAD, to the East Sub Plot Nos. 11 & 13 of New F.P. No. 719, to the West 60.00 MT. W. D.P. ROAD, Taluka Borivali, District Mumbai City & Mumbai Suburban, PIN 400 092 area admeasuring 1190.00 sq. mtrs. being developed by M/S. UNIQUE SHANTI DEVELOPERS LLP.

Reference: CHE/WSII/5676/R/C/337(NEW)

Respected Sir,

I Mr. Manish M. Shah have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project known as **“UNIQUE SERENITY”** formally known as Madhusudan Terrace Co.Op. Hsg. Society Ltd., situated on the Land bearing Sub Plot Nos. 10 & 12, Old F.P. No. 625, New F.P. No. 719, TPS III, Kastur Park, Shimpoli Road, Borivali (West) of Village Borivali, Taluka Borivali, District Mumbai City & Mumbai Suburban, PIN 400 092 area admeasuring 1190.00 sq. mtrs. being developed by **M/S. UNIQUE SHANTI DEVELOPERS LLP.**

Following technical professionals are appointed by Owner / Promoter: -

- (i) Shri. Manish M. Shah as Architect
- (ii) Shri. K.C. Shah as Structural Consultant
- (iii) Shri. Kamlesh Gurav 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 _____ 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
For building u/r

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	5%
2	Plinth (RCC Work)	0%
3	number of Podiums	0%
4	Stilt Floor (RCC Work)	0%
5	number of Slabs of Super Structure(RCC work)	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises (only electrical conduits in flats)	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks (RCC work)	0%
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, 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	0%

TABLE – B
Internal/External Development Works in Respect of the entire Registered Phase

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	0%	Not Applicable
2.	Water Supply	Yes	0%	As per P Form from HE dept. before issue of OCC
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	As per Sewerage remark before issue of OCC
4.	Storm Water Drains	Yes	0%	As per SWD remarks before issue of OCC
5.	Landscaping & Tree Planting	Yes	0%	As per SG NOC before issue of OCC
6.	Street Lighting	N.A		NIL
7.	Community Building	No	0%	NIL
8.	Treatment and disposal of sewage and sullage water	No	0%	NIL
9.	Solid Waste Management And Disposal	No	0%	NIL
10.	Water Conservation, Rain water Harvesting	Yes	0%	As per RWH consultant design before issue of OCC
11.	Energy Management	No	0%	NIL
12.	Fire protection and fire safety requirements	Yes	0%	As per CFO NOC before issue of OCC
13.	Electrical meter room, sub-station, receiving station	Yes	0%	As per Power supply authority before issue of OCC
14.	Others (Option to Add more)	No		NIL

Yours faithfully

AR. MANISH M. SHAH
License No. CA/93/16466