

Date: 20/07/2023

To,
M/s. ASPEN REAL ESTATE
DEVELOPERS LLP
A/501, Gladdiola, Old Hanuman Road,
Vile Parle (E), Mumbai 400 057.

Subject: Certificate of Percentage of Completion of Construction Work of the project MANGAL MEETH CHS LTD (hereinafter referred to only as "the project") having RERA Registration number P51800047039 being developed by M/s. Aspen Real Estate Developers LLP.

Sir,

We M/s. REZA KABUL ARCHITECTS PVT. LTD. have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the project MANGAL MEETH CHS LTD having RERA Registration number P51800047039 being developed by M/s. Aspen Real Estate Developers LLP.

Based on Site Inspection, with respect to only the 1 No. of Building being developed in the aforesaid Real Estate Project, I verify that as on the date of this certificate, the Percentage of Work done of the building of the Real Estate Project 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
Percentage of Work done of the 1 No. building of Project Mangal Meeth CHS LTD

Sr. No.	Tasks / Activity	Percentage of work done
1.	Excavation	100
2.	Pit Parking & UG Tank & Pump Room	70
4.	Stilt Floor	90
5.	16 number of Slabs of Super Structure	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	0
8.	Staircases, Lifts Wells and Lobbies at each Floor level connection Staircases and Lifts, Overhead and Underground Water Tanks	0
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building	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	0



	conditions of environment / CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate	
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TABLE – B

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

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	NO	-	N/A
2.	Water Conservation, Rain water Harvesting	YES	0	Rain water harvesting tank
3.	Energy Management	NO	-	N/A
4.	Fire Protection and Fire Safety Requirements	YES	0	As per CFO NOC
5.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	Only electrical meter room
6.	Aggregate area of Recreational Open Space	NO	-	N/A
7.	Open Parking	NO	-	N/A
8.	Water Supply	YES		As per MCGM guidelines
9.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0	As per MCGM guidelines
10.	Storm Water Drains	YES	0	As per MCGM guidelines
11.	Landscaping & Tree Planting	YES	0	As per Garden Department NOC
12.	Street Lighting	NO	-	N/A
13.	Community Buildings	NO	-	N/A
14.	Treatment And Disposal of Sewage and Sullage Water	NO	-	N/A
15.	Solid Waste Management and Disposal	NO	-	N/A

Yours Faithfully,


Ar. Mangesh Kane
(Director)

Certified for
Reza Kabul Architects Pvt. Ltd.

Registration No. CA/88/11327

Agreed & accepted by:


 Authorized Signatory
 M/s. ASHWIN REAL ESTATE
 DEVELOPERS LLP
 Date: July 25, 2023