

AKR/2080/2025

Date: 10th February, 2025

To,
M/s. Chirag Agro Fins Pvt.Ltd.
A/1701, Bhagat Grandeur,
Opp. Infinity Mall II,
New Link Road,
Malad (West),
Mumbai – 400 064.

Sub: Certificate of Percentage of Completion of Construction Work of the Building registered under Reg.No.P51800009520 situated on the plot bearing CTS No.243-A, Sub Plot-A, of Village Malad (S) at 36.60 Mt. wide road (Linking Road), Malad (West), Mumbai, demarcated by its boundaries (latitude 19 11 0.48N and Longitude 72' 50'09.9"E of the end Points) C.T.S.No.269-A to the south, 36.60 Mt. wide D.P.Road to the West & C.T.S.No. 243-B to the east of Kokan Division, Mumbai suburban, Village Malad (south) Taluka : Borivali, District : Mumbai Suburban PIN 400066 admeasuring 4145.60 Sq.mts. as per P.R.Card area being developed by M/s. CHIRAG AGRO FINS PVT.LTD.

Ref: MAHA RERA Registration Number P51800009520.

Sir,

I, Umeshchandra K. Powar have undertaken assignment as Licensed Surveyor certifying Percentage of Completion of Construction Work of the 1 Building of the Project, situated on Property bearing C.T.S. No. 243-A, Sub Plot-A, situated at Village Malad (S) at 36.60 Mt. wide Road (linking Road), Malad (West), Mumbai -400066 admeasuring 4145.60 sq. meters area being developed by M/s. Chirag Agro Fins Pvt.Ltd.

Based on site inspection, with respect to Layout/ 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 under MahaRERA is as per Table A below. The percentage of the work executed with respect to each of the activities of the entire phase is detailed in Table B.



TABLE-A

Building 01

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement	100%
3	1 number of Plinth	100%
4	3 number of Podiums	100%
5	Ground & 1 st floor Commercial	100%
6	19 number of slabs of Super Structure	100%
7	Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises.	100%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/ Premises.	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground water tanks	100%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of Building / Wing	100%
11	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. -	100%



TABLE-B

Internal and 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 & Footpaths.	No	NA	NA
2	Water Supply	Yes	100%	From BMC
3	Sewerage (chamber, lines, Septic Tank, STP).	Yes	100%	No STP
4	Storm Water Drains	Yes	100%	
5	Landscaping & Tree Planting.	Yes	100%	Tree planting as per SG NOC
6	Street Lighting	No	NA	NA
7	Community Buildings	No	NA	NA
8	Treatment and disposal of sewage and sullage water.	No	NA	NA
9	Solid Waste management & Disposal.	Yes	100%	Carried out as per Environmental & Collector NOC
10	Water conservation, Rainwater harvesting.	Yes	100%	work not started
11	Energy management	No	NA	NA
12	Fire protection and fire safety requirements	Yes	100%	As per CFO NOC
13	Electrical meter room, sub-station, receiving station.	Yes	100%	
14	Fitness center on 3 rd podium floor and society office on 1 st podium floor	Yes	100%	

Thanking you,
Yours faithfully,



Umeshchandra K. Powar
Licensed Surveyor
(Lic.No. P/577/LS)



Agreed and Accepted by:

M/s. Chirag Agro Fins Pvt.Ltd