

Date: 01/04/2025.

To,
M/s Satnam Enterprises (Owner)
M/s Nakshatra Developers (P.O.A.H)
Room No.1, Borlikarchawl,
Near Vinod CHS. Soc., Edulji road,
Charai, Thane (W). 400601.

Subject: Certificate of Percentage of Completion of Construction Work of Residential & commercial Building “**Metro Majestic**” Situated on land bearing S.no.206/ H.no.1(pt),4(pt) & 6(pt),a part of VartakNagar,Mhadalayoutsector -IV, At- village Majiwada, Tal- Thane, Dist- Thane, having MahaRERARegistration Number **P51700029554** being developed by “**M/s. Nakshatra Developers**”.Thane

Sir,

We “Design Consortium” have undertaken assignment as Architect for certifying percentage of Completion of Construction Work of “**Metro Majestic**” having Maha RERA Registration Number **P51700029554** being developed by “**M/s. Nakshatra Developers.**”Thane.

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 MahaRERARegistration Number **P51700029554** 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

Sr. No.	TASK/ACTIVITY	Percentage of actual work done
1	Excavation	100%
2	Number of basements and plinths	100%
3	Podiums	NA
4	Stilt Floor / Ground Floor	100%
5	Slabs Of Super Structure	100%
6	Internal walls	100%
	Internal Plaster	100%
	Flooring within Flats/Premises	100%
	Doors and Windows within Flats/Premises	100%
7	Sanitary Fittings within the Flats/Premises	100%
	Electrical Fittings within the Flats/Premises	100%
	Fire Fighting Fittings within the Flats/Premises	100%
8	Staircases, Lift Wells and Lobbies at each Floor Level	100%
	Overhead and Underground Water Tanks	100%
9	External plumbing	100%
	External plaster, elevation, completion of terraces with water proofing of the Wing	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC	100%
	Electrical fittings, mechanical equipment	100%
	Compliance to conditions of environment/CRZ NOC	100%
	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing	100%
	Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities	100%

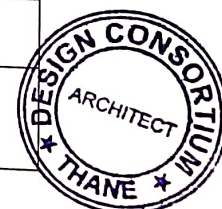


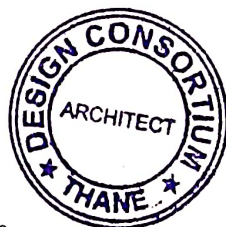
TABLE - B
Common Areas (Internal and External Development Works)

Sr. No.	Common area and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done	Details
1	Internal Roads & Footpaths	No	-	Single isolated building
2	Water Supply	Yes	100%	By TMC
3	Sewerage (Chamber, lines, Septic Tank, STP)			STP and Septic tanks not required.
4	Storm Water Drains	Yes	100%	As per TMC NOC
5	Landscaping & Tree Planting	No	-	
6	Street Lighting	No	-	
7	Community Buildings	No	-	
8	Treatment and disposal of sewage and sullage water	Yes	-	Disposal of sewage and sullage water to existing municipal drainage.
9	Solid Waste Management & Disposal	No	-	Disposal through municipal drain.
10	Water Conservation/Rain Water Harvesting	Yes	100%	Rainwater harvesting by recharging existing bore well through recharge pit.
11	Energy Management	No	-	
12	Fire protection and fire safety requirements	Yes	100%	As per CFO NOC
13	Electrical meter room, substation, receiving station	Yes	100%	Electrical meter room and generator is proposed.
14	Parking Tower	Yes	85%	
14	Compliance to conditions of Environment	NA	-	

Yours Faithfully,

For **DESIGN CONSORTIUM**

A.G. Jathar
Authorised Signatory



A.G. JATHAR

License Reg. No. – CA/94/17790

Agreed and Accepted by

For **Nakshatra Builders**

[Signature]

Partner

M/s. Nakshatra Developers

Place :Charai ,Thane.(W)