10 FOLDS
ARCHITECTS & CONSULTANTS

Date:10/05/2021

To,
Rajesh Estates &Nirman Pvt. Ltd.
139, Seksaria Chambers,
N.M. Road,
Fort, Mumbai- 400 023.

Subj.: Certificate of Percentage ofCompletion of Construction Work 5 wings (A,B,C,D,&E) + Club House of the Phase -**II** of the Project [Maha RERA Registration Number - **P51700008352**] situatedon the Plotbearing Survey no. 48/1/3, 49/1A (pt), 49/1B , 50/2/2_demarcated by its boundaries Lawkin Company to the North 20.00 mtr. wide D.P. Road to the South 60.00 mtr. wide Ghodbundar Road to the East Ekdant Developer/Rajshree Industrial Estate to the West of Division Kokan village Chitalsar Manpada Taluka Thane District Thane PIN 400607 admeasuring **49,287.35**sq.mts. area being developed by M/s. Rajesh Estates &Nirman Pvt. Ltd.
EAST SIDE - LATITUDE -19°13'42.85"N; LONGITUDE 72°58'35.90"E.
WEST SIDE - LATITUDE - 19°13'43.30"N; LONGITUDE- 72°58'29.59"E.
NORTH SIDE - LATITUDE - 19°13'44.78"N; LONGITUDE 72°58'32.07"E.
SOUTH SIDE - LATITUDE - 19°13'41.49"N; LONGITUDE- 72°58'32.83"E.

Sir,

We,10 Folds Architects & Consultants have undertaken assignment as Architect Architect of certifying Percentage of Completion of Construction Work of the (5) Wings- A,B,C,D,E + Club House of the II- Phase of the Project, situated on the plot bearing Survey no. 48/1/3, 49/1A (pt), 49/1B, 50/2/2 of Division Kokan village Chitalsar Manpada taluka Thane District Thane PIN 400607 admeasuring built up area 10,497.94 sq.mts. area being developed by M/s. Rajesh Estates &Nirman Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-
(i) **10 Folds Architects & Consultants** as Architect;
(ii) Shri. **Hiten M. Ahimtura** as Structural Consultant
(iii) Shri **Birju Patel** as MEP Consultant
(iv) Shri **Ansari I. Ahmad** 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 **P51700008352** 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.

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Table A
Wing A (to be prepared separately for each Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	1number of Basement(s)and Plinth	100
3	3 number of Podiums	33
4	Stilt Floor	20
5	30 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 connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing 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, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall an all other requirements as may be required to Obtain Occupation /Completion	0

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Table A

Wing **B** (to be prepared separately for each Wing of the Project)

Sr. No	Tasks /Activity	Percentage ofwork done
1	Excavation	100
2	1number of Basement(s) and Plinth	100
3	3 number of Podiums	32
4	Stilt Floor	24
5	30 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 connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing 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, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall an all other requirements as may be required to Obtain Occupation /Completion	0

Table A

Wing C (to be prepared separately for each Wing of the Project)

Sr.No	**Tasks /Activity**	**Percentage ofwork done**
1	Excavation	100
2	1number of Basement(s) and Plinth	100
3	4 number of Podiums	38
4	Stilt Floor	40
5	30 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 connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing 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, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall an all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Table A

Wing **D** (to be prepared separately for each Wing of the Project)

Sr.No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	1number of Basement(s)and Plinth	100
3	4 number of Podiums	36
4	Stilt Floor	40
5	30 number of Slabs of Super Structure	10
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 connecting Staircases and Lifts, Overhead and Underground Water Tanks	4
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing 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, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall an all other requirements as may be required to Obtain Occupation /Completion Certificate	0

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Table A
Wing **E+ Club House**
(to be prepared separately for each Wing of the Project)

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Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	1number of Basement(s) and Plinth	100
3	4 number of Podiums	36
4	Stilt Floor	40
5	30 number ofSlabs of Super Structure	7
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 connecting Staircases and Lifts, Overhead and Underground Water Tanks	2
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing 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, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall an all other requirements as may be required to Obtain Occupation /Completion Certificate	0

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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase-II (Wing-A)

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentageof Work done	Details
1.	Internal Roads & Footpaths	Yes	0	
2.	WaterSupply	Yes	0	Post construction by TMC
3.	Sewerage(chamber,lines, SepticTank ,STP)	Yes	0	As per design of consultants
4.	Storm Water Drains	Yes	0	As per design of consultants
5.	Landscaping & Tree Planting	Yes	0	As per design of consultants
6.	Street Lighting	Yes	0	-
7.	CommunityBuildings	No	0	-
8.	Treatment and disposal of sewage and sullage water	Yes	0	As per design & dwg of consultants
9.	Solid Waste management & Disposal	Yes	0	As per design & dwg of consultants
10.	Water conservation, Rain water harvesting	Yes	0	As per design & dwg of consultants
11.	Energy management	Yes	0	As per design & dwg of consultants
12.	Fireprotectionandfiresafety requirements	Yes	0	As per Fire NOC
13.	Electricalmeterroom,sub-station, receivingstation	Yes No No	0	Electric Meter –Yes Sub Station-No Receiving Station-No
14.	Others(OptiontoAddmore)			

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase-II (Wing-B)

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	0	
2.	Water Supply	Yes	0	Post construction by TMC
3.	Sewerage(chamber, lines, Septic Tank ,STP)	Yes	0	As per design of consultants
4.	Storm Water Drains	Yes	0	As per design of consultants
5.	Landscaping & Tree Planting	Yes	0	As per design of consultants
6.	Street Lighting	Yes	0	-
7.	Community Buildings	No	0	-
8.	Treatment and disposal of sewage and sullage water	Yes	0	As per design & dwg of consultants
9.	Solid Waste management & Disposal	Yes	0	As per design & dwg of consultants
10.	Water conservation, Rain water harvesting	Yes	0	As per design & dwg of consultants
11.	Energy management	Yes	0	As per design & dwg of consultants
12.	Fire protection and fire safety requirements	Yes	0	As per Fire NOC
13.	Electrical meter room, sub-station, receiving station	Yes No No	0	Electric Meter –Yes Sub Station-No Receiving Station-No
14.	Others(Option to Add more)			

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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase-II (Wing-C)

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Workdone	Details
1.	Internal Roads & Footpaths	Yes	0	
2.	Water Supply	Yes	0	Post construction by TMC
3.	Sewerage(chamber, lines, Septic Tank ,STP)	Yes	0	As per design of consultants
4.	Storm Water Drains	Yes	0	As per design of consultants
5.	Landscaping & Tree Planting	Yes	0	As per design of consultants
6.	Street Lighting	Yes	0	-
7.	Community Buildings	No	0	-
8.	Treatment and disposal of sewage and sullage water	Yes	0	As per design & dwg of consultants
9.	Solid Waste management & Disposal	Yes	0	As per design & dwg of consultants
10.	Water conservation, Rain water harvesting	Yes	0	As per design & dwg of consultants
11.	Energy management	Yes	0	As per design & dwg of consultants
12.	Fire protection and fire safety requirements	Yes	0	As per Fire NOC
13.	Electrical meter room, sub-station, receiving station	Yes No No	0	Electric Meter –Yes Sub Station-No Receiving Station-No
14.	Others(Option to Add more)			

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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase-II (Wing-D)

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Workdone	Details
1.	Internal Roads & Footpaths	Yes	0	
2.	Water Supply	Yes	0	Post construction by TMC
3.	Sewerage(chamber, lines, Septic Tank ,STP)	Yes	0	As per design of consultants
4.	Storm Water Drains	Yes	0	As per design of consultants
5.	Landscaping & Tree Planting	Yes	0	As per design of consultants
6.	Street Lighting	Yes	0	-
7.	Community Buildings	No	0	-
8.	Treatment and disposal of sewage and sullage water	Yes	0	As per design &dwg of consultants
9.	Solid Waste management & Disposal	Yes	0	As per design & dwg of consultants
10.	Water conservation, Rain water harvesting	Yes	0	As per design & dwg of consultants
11.	Energy management	Yes	0	As per design & dwg of consultants
12.	Fire protection and fire safety requirements	Yes	0	As per Fire NOC
13.	Electrical meter room, sub-station, receiving station	Yes No No	0	Electric Meter –Yes Sub Station-No Receiving Station-No
14.	Others(Option to Add more)			

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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase-II (Wing-E + Club House)

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Workdone	Details
1.	Internal Roads & Footpaths	Yes	0	
2.	Water Supply	Yes	0	Post construction by TMC
3.	Sewerage(chamber, lines, Septic Tank ,STP)	Yes	0	As per design of consultants
4.	Storm Water Drains	Yes	0	As per design of consultants
5.	Landscaping & Tree Planting	Yes	0	As per design of consultants
6.	Street Lighting	Yes	0	-
7.	Community Buildings	No	0	-
8.	Treatment and disposal of sewage and sullage water	Yes	0	As per design & dwg of consultants
9.	Solid Waste management & Disposal	Yes	0	As per design & dwg of consultants
10.	Water conservation, Rain water harvesting	Yes	0	As per design & dwg of consultants
11.	Energy management	Yes	0	As per design & dwg of consultants
12.	Fire protection and fire safety requirements	Yes	0	As per Fire NOC
13.	Electrical meter room, sub-station, receiving station	Yes No No	0	Electric Meter – Yes Sub Station-No
14.	Others(Option to Add more)			

Detail as per table A & B Based on above activities we hereby certify total % completion of construction work isRaj Torres Phase II Wing A Wing B Wing C Wing D Wing E = 19%.

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.

(ARCHITECT)
Reg. No. CA/2001/27699.

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