

Ref: 12828/S06/0376/21/401/2023

Date: 30/12/2023

To,

M/s. SHRIRAAM PIONEER DEVELOPERS PVT. LTD.

(erstwhile M/s RAM DEVELOPERS)

Pushpanjali Residency,

Next to Jain Temple,

Ghodbunder Road, Owala,

Thane (w) 400 607.

Sub :- Certificate of Percentage of Completion of Construction Work of **“PUSHPANJALI RESIDENCY PHASE- III” Buildings (S1, S2, S3 & S4) & Club House** situated on the Plot bearing S.No. Old 64/2, (New 99/2), Old 64/4B (New 99/4B), Old 63/3 (New 101/3), Old 67/1 (New 97/1), Old 66/1 (New 58/1) Old 131/1P (New 98/1A) & Old 131/1P (New 98/1B), Old 64/6 (New 99/6), Old 65/1(pt) (New 59/1A), Old 64/4A, (New 99/4A), Old 65/2 (New 59/2), Old 67/3/3 (New 97/3/3), Old 64/3 (New 99/3) & Old 66/5A (New 58/5A) demarcated by its boundaries **19.272654, 72.959127** to the North **19.270522, 72.960176** to the South **19.271865, 72.961107** to the East **19.272488, 72.958441** to the West of Division - **Kokan** village – **Owale, Ghodbunder Road, Taluka -Thane District- Thane** PIN – **400607** having **MahaRERA Registration No. P51700008949** & being developed by **M/s. SHRIRAAM PIONEER DEVELOPERS PVT. LTD. (erstwhile M/s RAM DEVELOPERS).**

Sir / Madam,

I Ar. A.V. Desai have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **“PUSHPANJALI RESIDENCY PHASE- III” Buildings (S1, S2, S3 & S4) & Club House** having **MahaRERA Registration No. P51700008949** & being developed by **M/s. SHRIRAAM PIONEER DEVELOPERS PVT. LTD. (erstwhile M/s RAM DEVELOPERS).**

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** 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

Bldg.- S1, S2, S3, S4 & Club House

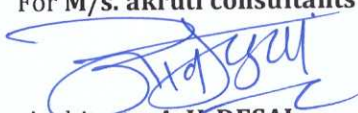
Sr. No (1.)	Task / Activity (2)	Percentage of work done % (3)				
		Building				Club House
		“S1”	“S2”	“S3”	“S4”	
1.	Excavation	100	100	100	100	100
2.	Number of Basement	NA	NA	NA	NA	NA
3.	Number of Plinth	100	100	100	100	0
4.	Number of Podium	NA	NA	NA	NA	NA
5.	Stilt Floor	60	60	60	60	NA
6.	Number of Slabs of Super Structure (S1 - 31 st Nos, S2 - 31 st Nos, S3 - 31 st Nos., S4 - 31 st Nos., Comm. S7 - 2 nd No. & Club House - 2 nd No.)	100	100	100	100	0
7.	Internal Walls, Internal Plaster, Flooring Within Flats / Premises , Doors and Windows to each of the Flat / Premises	85	85	50	55	0

8.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat/Premises.	55	55	40	36	0
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100	100	50	30	0
10.	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building	90	90	38	38	0
11.	Installation of Lifts Water pumps, Fire Fighting Fitting and Equipment as per CFO NOC ,Electrical fitting to Common Areas, 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 complete project as per specification in agreement of Sale. Any other activities.	5	5	0	0	0

TABLE - B
Common Area (Internal & External Development Works) in Respect of the entire Registered Phase/Projects

Sr. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/ No) (3)	%Work done (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	20	Work in progress
2.	Water Supply	Yes	0	Not Started
3.	Sewerage (chamber, Lines, Septic Tank, STP)	Yes	0	Not Started
4.	Storm Water Drains	Yes	0	Not Started
5.	Landscaping & Tree Planting	Yes	05	Work in progress
6.	Street Lighting	Yes	0	Not Started
7.	Community Buildings	Yes	10	Work in progress
8.	Treatments and disposal of sewage and sullage water	Yes	0	Not Started
9.	Solid Waste management & Disposal	Yes	0	Not Started
10.	Water Conservation, Rainwater harvesting	Yes	0	Not Started
11.	Energy management	Yes	0	Not Started
12.	Fire protection and fire safety requirements	Yes	0	Not Started
13.	Electrical Meter Room, substation, receiving station	Yes	0	Not Started

For M/s. akruti consultants

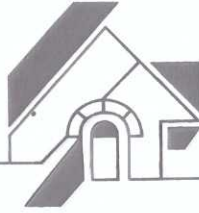

Architect : **A. V. DESAI**
Regd. No. : CA/94/17923

Agreed and Accepted By:

Signature of Promoter

Name :- **M/s. Shriram Pioneer Developers Pvt. Ltd (Erstwhile M/s. Ram Developers)**

Date :- 30/12/2023



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Date: 30/12/2023

To,
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(Erstwhile M/s. Ram Developers)
Pushpanjali Residency,
Next to Jain Temple,
Ghodbunder Road, Owala,
Thane (w) 400 607.

Sub :- Certificate of Percentage of Completion of Construction Work of **“PUSHPANJALI RESIDENCY PHASE- III” Bungalows Type A1, A2, A3, B1, C1, C2** situated on the Plot bearing S.No. Old 64/2, (New 99/2), Old 64/4B (New 99/4B), Old 63/3 (New 101/3), Old 67/1 (New 97/1), Old 66/1 (New 58/1) Old 131/1P (New 98/1A) & Old 131/1P (New 98/1B), Old 64/6 (New 99/6), Old 65/1(pt) (New 59/1A), Old 64/4A, (New 99/4A), Old 65/2 (New 59/2), Old 67/3/3 (New 97/3/3), Old 64/3 (New 99/3) & Old 66/5A (New 58/5A) demarcated by its boundaries **19.272654, 72.959127** to the North **19.270522, 72.960176** to the South **19.271865, 72.961107** to the East **19.272488, 72.958441** to the West of Division - **Kokan** village – **Owale, Ghodbunder Road, Taluka - Thane District- Thane PIN – 400607** having **MahaRERA Registration No. P51700008949** & being developed by **M/s. Shriraam Pioneer Developers Pvt. Ltd. (Erstwhile M/s. Ram Developers)**.

Sir / Madam,

I Ar. A.V. Desai have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **PUSHPANJALI RESIDENCY PHASE- III” Bungalows Type A1, A2, A3, B1, C1, C2** having **MahaRERA Registration No. P51700008949** & being developed by **M/s. Shriraam Pioneer Developers Pvt. Ltd. (Erstwhile M/s. Ram Developers)**.

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** 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

Bldg. Bungalows Type A1, A2, A3, B1, C1, C2

Sr. No (1.)	Task / Activity (2)	Percentage of work done % (3)					
		Bungalows					
		'A1'	'A2'	'A3'	'B1'	'C1'	'C2'
1.	Excavation	100	100	0	100	100	100
2.	Number of Basement	NA	NA	NA	NA	NA	NA
3.	Number of Plinth	100	100	0	100	100	100
4.	Number of Podium	NA	NA	NA	NA	30	NA
5.	Stilt Floor	100	100	0	100	100	100
6.	Number of Slabs of Super Structure (A1- 2nd, A2- 2nd, A3- 4th, B1- 2nd, C1- 2nd & C2- 2nd)	100	100	0	100	100	100
7.	Internal Walls, Internal Plaster, Flooring Within Flats / Premises , Doors and Windows to each of the Flat / Premises .	100	100	0	100	100	100

8.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat/Premises.	100	100	0	100	100	100
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100	100	0	100	100	100
10.	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building	100	100	0	100	100	100
11.	Installation of Lifts Water pumps, Fire Fighting Fitting and Equipment as per CFO NOC ,Electrical fitting to Common Areas, 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 complete project as per specification in agreement of Sale. Any other activities.	95	95	0	95	95	95

TABLE - B
Common Area (Internal & External Development Works) in Respect of the entire Registered Phase/Projects

Sr. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/ No) (3)	%Work done (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	90	Work In Progress
2.	Water Supply	Yes	90	Work In Progress
3.	Sewerage (chamber, Lines, Septic Tank, STP)	Yes	90	Work In Progress
4.	Storm Water Drains	Yes	70	Work In Progress
5.	Landscaping & Tree Planting	Yes	70	Work In Progress
6.	Street Lighting	Yes	70	Work In Progress
7.	Community Buildings	No	--	N.A.
8.	Treatments and disposal of sewage and sullage water	Yes	0	Not Started
9.	Solid Waste management & Disposal	Yes	0	Not Started
10.	Water Conservation, Rainwater harvesting	Yes	0	Not Started
11.	Energy management	No	--	N.A.
12.	Fire protection and fire safety requirements	No	--	N.A.
13.	Electrical Meter Room, substation, receiving station	Yes	70	Work In Progress

For M/s. akruti consultants



Architect : **A. V. DESAI**
Regd. No. : CA/94/17923

Agreed and Accepted By:

Signature of Promoter

Name :- **M/s. Shriraam Pioneer Developers Pvt. Ltd. (Erstwhile M/s. Ram Developers)**

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