SPACEAGE
CONSULTANTS

Date: October 01, 2021

To
Satguru Corporate Services Pvt. Ltd.
5th Floor, Sunteck Centre,
37-40 Subhash Road,
Vile Parle (East),
Mumbai - 400057
Tel: +91-22- 42877800

Subject: Certificate of Percentage of Completion of Construction Work of "**4TH Avenue Sunteck City"** for Construction of **1** building(s)/ 2 Wing(s) of the - Phase (MahaRERA Registration Number P51800023072) situated on the Plot bearing CTS No. 165A/5 demarcated by its boundaries (latitude and longitude of the end points) 25.00 mt. wide D.P. Road to the North, Adjacent Property bearing CTS No. 169 to the South, Adjacent Property bearing CTS No. 169 to the East, 25.00 mt. wide D.P. Road to the West of Division **Konkan** village **Goregaon** taluka **Borivali** District **Mumbai Suburb** PIN 400104 admeasuring **9011.10** sq. mts. area being developed by **Satguru Corporate Services Private Limited**

Sir,

We **SpaceAge Architects** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **1** Building(s)/ 2 Wing(s) of the - Phase of the Project, situated on the Plot bearing CTS No. 165A/5 demarcated by its boundaries 25.00 mt. wide D.P. Road to the North, Adjacent Property bearing CTS No. 169 to the South, Adjacent Property bearing CTS No. 169 to the East, 25.00 mt. wide D.P. Road to the West of Division **Konkan** village **Goregaon** taluka **Borivali** District **Mumbai Suburb** PIN **400104** admeasuring **9011.10** sq. mts. area being developed by **Satguru Corporate Services Private Limited.**

1. Following technical professionals are appointed by Promoter:

(i) SpaceAge Architects;

(ii) Dr. Kelkar Designs Pvt Ltd. as Structural Consultant

(iii) SEED Engineering as MEP Consultant

(iv) Shri Hemant M. Madhani as Site Supervisor

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number P51800023072 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.

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Table A

Building: **4TH Avenue Sunteck City Wing A**

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	3 number of Basement(s) and 1 no. Plinth	100%
3	1 no. of Podium	100%
4	Nil no. Stilt Floor	100%
5	46 number of Slabs of Super Structure	17%
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 waterproofing 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 and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

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Table A

Building: **4TH Avenue Sunteck City Wing B**

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	3 number of Basement(s) and 1 no. Plinth	100%
3	1 no. of Podium	25%
4	Nil no. Stilt Floor	0%
5	46 number of Slabs of Super Structure	3%
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 waterproofing 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 and 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

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

Yours faithfully,

M/s. Spaceage Consultants