SPACEAGE
CONSULTANTS

Date : 03/01/2023

To,

M/s. 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 having MahaRERA Registration Number P51800023072 being developed by M/s. Satguru Corporate Services Pvt. Ltd.

I/We, SpaceAge Architects have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **4TH Avenue Sunteck City** having MahaRERA Registration Number **P51800023072** being developed by **M/s. Satguru Corporate Services 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 Maha RERA is as per Table A herein below. The percentage of the work of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

ADD. : shop no. 15, b -106, natraj building, shiv shrishti complex, m. g. link road, mulund (w), mumbai - 400 080.
tel : 022-2590 2401, 2560 8550 , 2590 6167 / email : jcvspace@spaceagearch.com

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TABLE –A

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

Sr. No. (1)	Task/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	**03** Basement	100%
3.	**01** Podium	100%
4.	**01** Plinth	100%
5.	**01** Stilt Floor	NA
6.	**46** Slabs of Super Structure	83%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	36%
8.	Sanitary Fittings within the Flat/Premises	%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	15%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environment/CTZ 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 completer project as per specification in agreement of Sale. Any other activities.	5%

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TABLE –A

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

Sr. No. (1)	Task/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	**03** Basement	100%
3.	**01** Podium	100%
4.	**01** Plinth	100%
5.	**01** Stilt Floor	NA
6.	**46** Slabs of Super Structure	76%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	26%
8.	Sanitary Fittings within the Flat/Premises	%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	5%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environment/CTZ 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 completer project as per specification in agreement of Sale. Any other activities.	5%

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TABLE –B

Common area (Internal and External Development Works) in respect of the Registered Phase / Phase Number

S. No (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Work done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Foothpaths	**(No)**	0%	NA
2.	Water Supply	**(Yes)**	0%	Work not Started
3.	Sewerage (chamber, lines, Septic Tank , STP)	**(Yes)**	40%	In Progress
4.	Storm Water Drains	**(Yes)**	47%	In Progress
5.	Landscaping & Tree Planting	**(Yes)**	30%	In Progress
6.	Street Lighting	**(Yes)**	10%	Work not Started
7.	Community Buildings	**(No)**	%	NA
8.	Treatment and disposal of sewage and sullage water	**(Yes)**	0%	Work not Started
9.	Solid Waste management & Disposal	**(No)**	%	NA
10.	Water conservation, Rain water harvesting	**(Yes)**	0%	Work not Started
11.	Energy management	**(Yes)**	0%	Work not Started
12.	Fire protection and fire safety requirements	**(Yes)**	20%	Work not Started
13.	Electrical meter room, sub-station, receiving station	**(Yes)**	20%	Work not Started
14.	Others (Option to Add more)	**(Yes)**	0%	Work not Started

Agreed and Accepted by:

Yours Faithfully,

M/s. Satguru Corporate Services Pvt. Ltd.

M/s.Spaceage Consultants

Date: 19/11/2023