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CONSULTANTS

Date : 06/10/2023

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.**	

Sir.

I/We **M/s. Spaceage Consultants** 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 MahaRERA 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.

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TABLE –A

Tower A

Sr. No. (1)	Task/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
	Excavation	100%
	Basement (if any)	100%
	Podium (if any)	100%
	Plinth	100%
	Stilt Floor	100%
	Slabs of Super Structure	87%
	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	60%
	Sanitary Fittings within the Flat/Premises	%
	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	%
	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	60%
	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.	50%

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TABLE –A

Tower B

Sr. No. (1)	Task/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
	Excavation	100%
	Basement (if any)	100%
	Podium (if any)	100%
	Plinth	100%
	Stilt Floor	100%
	Slabs of Super Structure	85%
	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	54%
	Sanitary Fittings within the Flat/Premises	%
	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	%
	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	54%
	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.	50%

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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)	Pro-posed (Yes/ No) (3)	Percentage of Work done (As on date of the Certificate) (4)	Details (5)
	Internal Roads & Foothpaths	No	0%	NA
	Water Supply	Yes	0%	Work not Started
	Sewerage (chamber, lines, Septic Tank , STP)	Yes	80%	In Progress
	Storm Water Drains	Yes	80%	In Progress
	Landscaping & Tree Planting	Yes	30%	In Progress
	Street Lighting	Yes	30%	In Progress
	Community Buildings	No	%	NA
	Treatment and disposal of sewage and sullage water	Yes	40%	Work not Started
	Solid Waste management & Dis-posal	No	%	NA
	Water conservation, Rain water harvesting	Yes	%	Work not Started
	Energy management	Yes	%	Work not Started
	Fire protection and fire safety requirements	Yes	30%	In Progress
	Electrical meter room, sub-station, receiving station	Yes	30%	In Progress
	Others (Option to Add more)	Yes	%	Work not Started

Agreed and Accepted by:

Yours Faithfully,

M/s. Satguru Corporate Services Pvt. Ltd.

M/s.Spaceage Consultants