SPACEAGE
CONSULTANTS

Date: 9th January, 2025

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 **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)
1.	Excavation	100%
2.	Basement (if any)	100%
3.	Podium (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	87%
7.	Internal walls, Internal Plaster, Floorings, Doors, and windows within Flats/Premises	86%
8.	Sanitary Fittings within the Flat/Premises	76%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	84%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	84%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 completer project as per specification in agreement of Sale. Any other activities.	84%

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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)
1.	Excavation	100%
2.	Basement (if any)	100%
3.	Podium (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	85%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	84%
8.	Sanitary Fittings within the Flat/Premises	71%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	82%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	82%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 completer project as per specification in agreement of Sale. Any, other activities.	82%

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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	%	NA
2.	Water Supply	Yes	75%	Work not Started
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	80%	In Progress
4.	Storm Water Drains	Yes	100%	Work completed
5.	Landscaping & Tree Planting	Yes	65%	In Progress
6.	Street Lighting	Yes	80%	In Progress
7.	Community Buildings	No	100%	Work completed
8.	Treatment and disposal of sewage and sullage water	Yes	80%	Work not Started
9.	Solid Waste management & Disposal	No	%	NA
10.	Water conservation, Rain water harvesting	Yes	100%	Work completed
	Energy management	Yes	%	Work not Started
11.	Fire protection and fire safety requirements	Yes	83%	In Progress
12.	Electrical meter room, sub-station, receiving station	Yes	83%	In Progress
13.	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

Date:
9/01/25