FORM 1

(See Regulation 3)

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 15/12/2025

To,
Mundada Realty,
Mundada Market,
Amalner-425401.

Subject: Certificate of Percentage of Completion of Construction Work of **Mundada High Street** having MahaRERA Registration Number **P49900054562** is being developed by **Mundada Realty.**

Sir,

I **Abhinay J. Jogi** have undertaken an assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Mundada High Street** having MahaRERA Registration Number **P49900054562** being developed by **Mundada Realty**. 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 below. The percentage of the work executed with respect to each of the activities of the entire phase is detailed in Table B.

Over all 100 % of TOTAL WORK of the Project is completed

OF PHASE I + PHASE II

"Mundada High Street – Phase-I" - Commercial & Residential Building with Lower Ground Shops / Basement Parking & Ground floor shops, partly parking 1st Floor Offices, 2nd, 3rd, 4th, 5th PARTLY and

"Mundada High Street – Phase-II" - RESIDENTIAL upper floors - partly balance 5th floor & 6th, 7th floors, 8th floor partly has been completed 100 % and ready to occupy as per occupancy certificate vide letter no . AMC/2025-26/65 dated 31.10.2025 .

ABHINAY JOGI & ASSOCIATES ARCHITECT VALUER ENGINEER SINCE 1992

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Table A

(Wing – A, Wing – B & Commercial Wing)

"Mundada High Street – Phase-I" - Commercial & Residential Building with Lower Ground Shops / Basement Parking & Ground floor shops, partly parking 1st Floor Offices, 2nd, 3rd, 4th, 5th PARTLY and "Mundada High Street – Phase-II" - RESIDENTIAL upper floors - partly balance 5th floor & 6th, 7th floors, 8th floor partly

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Basements	100
3	Podiums	NA
4	Plinth	100
5	Stilt Floor	100
6	10 Number of Slabs for Super Structure	100
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100
8	Sanitary Fittings within the Flat/Premises	100
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100
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 complete project as per specifications in agreement of sale. Any other activities	100

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Table B - Common Areas (Internal & External Development Works
(Wing – A, Wing – B & Commercial Wing)
"Mundada High Street – Phase-I" - Commercial & Residential Building with Lower Ground Shops / Basement Parking & Ground floor shops, partly parking 1st Floor Offices, 2nd, 3rd, 4th, 5th PARTLY and
"Mundada High Street – Phase-II" - RESIDENTIAL upper floors - partly balance 5th floor & 6th, 7th floors, 8th floor partly

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	YES	100	
2.	Water Supply	YES	100	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	100	
4.	Storm Water Drains	YES	100	
5.	Landscaping & Tree Planting	YES	100	
6.	Street Lighting	YES	100	
7.	Community Buildings	NO	NA	NA
8.	Treatment and disposal of sewage and sullage water	NO	NA	NA
9.	Solid Waste management & Disposal	NO	NA	NA
10.	Water conservation/ Rain water harvesting	YES	100	
11.	Energy management	NO	NA	NA
12.	Fire protection and fire safety requirements	YES	100	
13.	Electrical meter room, sub-station receiving station	YES	100	
14.	Others (option to add more)	0	0	

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Note:

"Mundada High Street" – project consist of two phases.

- **PHASE -I - Lower Ground shops / basement parking & Ground floor shops , partly parking, 1st offices , 2nd ,3rd 4th , partly 5th floors residential. [MahaRERA Registration – P49900054562]**

- **PHASE- II – PROPOSAL of Extension of upper floors to consume balance potential of TDR partly 5th, 6th , 7th floors & 8th floor partly residential has been sanctioned on 14-02-2025 by Amalner Municipal council as per letter no. CAJAC/RB/2025/APL/00015 Dated- 14/02/2025**

Building consists of common amenities such as Society office, drivers' room, generator & plant room, roof top amenities, Stage on top roof terrace. Common Lifts, Staircase Lobby & Passages, Common washroom toilets for commercial units, security cabin, visitors parking is for all residential and commercial unit holders of Phase I & Phase – II.

Yours Faithfully,
For Abhinay Jogi and Associates

15-12-2025

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Ar. Abhinay J. Jogi
Architect, Reg no – CA/28684
A.I.I.A. Reg. no. A–13459
LIC Panel Valuer

Agreed and accepted by:
For Mundada Realty
MUNDADA REALTY
PARTNER

Partner- Amey Mundada(POA)
(Signature of owner)
Date : 15/12/2025