FORM - 1

ARCHITECT'S CERTIFICATE

Q1 FY 26-27
Period Apr 26 to Jun 26
Position as on 30.06.2026
Date: 13/07/2026

To,
M/s. Emaar Developers & Builders Pvt.Ltd.

Subject:

Certificate of percentage of Completion of Construction Work of Buildings AMARO building (Residential Apartment/Commercial), AMBER building(Residential Apartment), ADEN villa buildings-1/2/3. MHADA (L.I.G/E.W.S)of "MadanRatan City" [RERA Registration Number P50500001473] situated on the C.S. no. 39,Kh. No. 21/1 ,Mouza : Chikhali, Tah. & Dist. Nagpur.**demarcated by its boundaries (latitude and longitude of the end points)21.100, 79.116**Tah. & Dist. Nagpur**PIN: 440024 admeasuring** 17970.934sq.m.**being developed by**M/s. Emaar Developers & Builders Pvt.Ltd, Director: Mr.Madan.B.Ratan.

Sir,

I, Ar.Aditya Indurkar have undertaken assignment as Architectof certifying Percentage of Completion of Construction Work of **"MadanRatan City" [RERA Registration Number P50500001473] situated on the** C.S. no. 39, Kh. No. 21/1 , Mouza : Chikhali, Tah. & Dist. Nagpur.**PIN: 440024 admeasuring** 17970.934sq.m.**Area being developed by**M/s. Emaar Developers & Builders Pvt.Ltd, Director : Mr. Madan.B.Ratan

1. Following technical professionals are appointed by Owner / Promoters:
    i. Ar. Aditya Indurkar as Architect
    ii. M/s. AAJ Engineers & Consultants Pvt.Ltd. as Structural Consultant
    iii. Shri.Narendra Bobde as Plumbing Consultant
    iv. Shri.Devashish Joshi as Electrical Consultant
    v. Mr. Muqsit Ahmed Abdul Gaffar as Engineer

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I Certify that as on date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **P50500001473** under RERA is as pert table A herein below. The percentage of the work executed with respect to each of the major activity of the Building and Overall Percentage of work done with respect to each Building/Wing is detailed in the Table B.

AR. ADITYA INDURKAR
CA/2010/50537
NMC/R- 587
NH- 2449
NMRDA/CA/2010/50537/374

TABLE - A

AMARO Building

Sr. No	Tasks / Activity	Percentage of Work Done
1.	Excavation	100%
2.	1 basement and one plinth	100%
3.	number of podiums(no podiums)	n.a.
4.	Stilt Floor (no stilt floor)	100%
5.	6 number of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	90%
7.	Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	90%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	75%
9.	The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	65%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	50%



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AMBER Building

Sr. No Tasks / Activity	Percentage of Work Done
1. 1.Excavation	100%
2. one plinth	100%
3. number of podiums(no podiums)	N.A.
4. Stilt Floor (no stilt floor)	100%
5. 6 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	100%
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	100%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	95%
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	75%

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ADEN Villas Building-1

Sr. No Tasks / Activity	Percentage of Work Done
1. 1.Excavation	100%
2. 2.one plinth	100%
3. number of podiums(no podiums)	n.a.
4. Stilt Floor (no stilt floor)	n.a.
5. 3number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	100%
8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	100%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
10. Installation of water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	75%



ADEN Villas Building-2

Sr. No Tasks / Activity	Percentage of Work Done
1. 1.Excavation	100%
2. one plinth	100%
3. number of podiums(no podiums)	n.a.
4. Stilt Floor (no stilt floor)	n.a.
5. 3 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	100%
8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	100%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
10. Installationwater pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	75%

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ADEN Villas Building-3

Sr. No Tasks / Activity	Percentage of Work Done
1. 1.Excavation	100%
2. one plinth	100%
3. number of podiums(no podiums)	N.A.
4. Stilt Floor (no stilt floor)	N.A.
5. 3 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	100%
8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	100%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
10. Installation of water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	75%

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LIG Housing Building

Sr. No	Tasks / Activity	Percentage of Work Done
1.	1.Excavation	100%
2.	one plinth	100%
3.	number of podiums(no podiums)	N.A.
4.	Stilt Floor (no stilt floor)	100%
5.	3 number of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	90%
7.	Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	0%
8.	Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	50%
9.	The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10.	Installation of water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area 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

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
	Internal Roads &Footpaths	yes	85%	
	Water Supply	yes	50%	
	Sewerage (chamber, lines, Septic Tank, STP)	Yes	75%	
	Storm Water Drains	Yes	50%	
	Landscaping & Tree Planting	yes	75%	
	Street Lighting	yes	55%	
	Community Buildings	No	N.A.	
	Treatment and disposal of sewage and sullage water	yes	75%	
	Solid Waste Management and disposal.	yes	50%	
	Water Conservation, Rain water harvesting	yes	50%	
	Energy Management	yes	0%	
	Fire protection and fire safety requirement	Yes	55%	
	Electrical meter room, sub-station, receiving station	Yes	75%	
	Entrance Gate and security cabin.	Yes	100%	

Yours Faithfully

AR.ADITYA INDURKAR
Reg. No. - CA/2010/50537

Date: 13/07/2026
Place: Nagpur

AR. ADITYA INDURKAR
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Agreed and accepted by

For EMAAR DEVELOPERS & BUILDERS PRIVATE LIMITED

(Madan Ratan)
Managing Director