

FORM 1
ARCHITECT'S CERTIFICATE

DATE: 19/10/2025

To,
M/S Unity Developers,
Plot no.1A, Orience Tower, Second Floor,
Ganesh Co-op, Hsg. Society, Tv Center Road,
Chhatrapati Sambhajinagar - 431003

Subject: Certificate of Percentage of Completion of Construction Work of PMAY(U)
- TISGAON Gut No.227/1-Block A, having MahaRERA Registration Number -
P51500079949 being developed by M/S Unity Developers,

Sir,
I/ We Ar. Swapnil Shroff, Arc Associates have undertaken assignment as
Architect /Licensed Surveyor of certifying Percentage of Completion of
Construction Work of having MahaRERA Registration Number- P51500079949 being
developed by M/S Unity Developers,

Based on Site inspection. with respect to Layout / each of the 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. percentage of the work executed with
respect to each of the activity of the entire phase is detailed in Table B

TABLE - A

Layout / Building Number:- A1-A2

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100

2.	Basement's (if any)	0
3.	Podiums (if any)	0
4.	Plinth	0
5.	Stilt Floor	0
6.	Slabs of Super Structure	0
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	0
8.	Sanitary Fittings within the Flat/Premises	0
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0
11.	Installation of Lifts. water pumps, Fire Fitting 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.	0

Your's faithfully,


Architect

Ar. Swapnil Shroff
(Partner)
Arc Associates
(CA/1996/20610)



Agreed and Accepted by:
For M/S Unity Developers,

Date: 19/10/2025



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Subject: Certificate of Percentage of Completion of Construction Work of
PMAY(U) - TISGAON Gut No.227/1-Block A, having MahaRERA Registration
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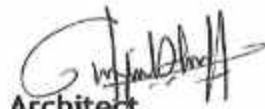
TABLE - A

Layout / Building Number:- A3-A4

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100
2.	Basement's (if any)	0
3.	Podiums (if any)	0
4.	Plinth	0

5.	Stilt Floor	0
6.	Slabs of Super Structure	0
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	0
8.	Sanitary Fittings within the Flat/Premises	0
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0
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Subject: Certificate of Percentage of Completion of Construction Work of
PMAY(U) - TISGAON Gut No.227/1-Block A, having MahaRERA Registration
Number - P51500079949 being developed by M/S Unity Developers,

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Construction Work of having MahaRERA Registration Number- P51500079949 being
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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
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TABLE - A

Layout / Building Number:- **A5-A6**

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100

2.	Basement's (if any)	0
3.	Podiums (if any)	0
4.	Plinth	0
5.	Stilt Floor	0
6.	Slabs of Super Structure	0
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	0
8.	Sanitary Fittings within the Flat/Premises	0
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0
11.	Installation of Lifts. water pumps, Fire Fitting 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.	0

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To,
M/S Unity Developers,
Plot no.1A, Orience Tower, Second Floor,
Ganesh Co-op, Hsg. Society, Tv Center Road,
Chhatrapati Sambhajanagar - 431003

Subject: Certificate of Percentage of Completion of Construction Work of
PMAY(U) - TISGAON Gut No.227/1-Block A, having MahaRERA
Registration Number - P51500079949 being developed by M/S Unity
Developers,

Sir,
I/ We Ar. Swapnil Shroff, Arc Associates have undertaken assignment as
Architect /Licensed Surveyor of certifying Percentage of Completion of
Construction Work of having MahaRERA Registration Number- P51500079949 being
developed by M/S Unity Developers,

Based on Site inspection. with respect to Layout / each of the 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. percentage of the work executed
with respect to each of the activity of the entire phase is detailed in Table B

TABLE - A

Layout / Building Number:- A7-A8

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100
2.	Basement's (if any)	0
3.	Podiums (if any)	0

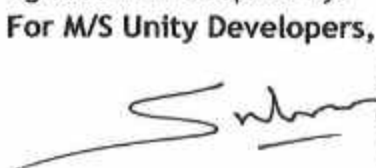
4.	Plinth	0
5.	Stilt Floor	0
6.	Slabs of Super Structure	0
7.	Internal walls, Internal Plaster, Floorings, l) doors and windows within Flats/Premises	0
8.	Sanitary Fittings within the Flat/Premises	0
9.	Staircases, lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0
11.	Installation of Lifts, water pumps, Fire Fitting 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.	0

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To,
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Plot no. 1A, Orience Tower, Second Floor,
Ganesh Co-op, Hsg, Society, Tv Center Road,
Chhatrapati Sambhajanagar - 431003

Subject: Certificate of Percentage of Completion of Construction Work of
PMAY(U) - TISGAON Gut No.227/1-Block A, having MahaRERA
Registration Number - P51500079949 being developed by M/S Unity
Developers,

Sir,
I/ We Ar. Swapnil Shroff, Arc Associates have undertaken assignment as
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Construction Work of having MahaRERA Registration Number- P51500079949 being
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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
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TABLE - A

Layout / Building Number:- **A9-A10**

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100
2.	Basement's (if any)	0
3.	Podiums (if any)	0

4.	Plinth	0
5.	Stilt Floor	0
6.	Slabs of Super Structure	0
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	0
8.	Sanitary Fittings within the Flat/Premises	0
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0
11.	Installation of Lifts. water pumps, Fire Fitting 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.	0

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(Partner)

Arc Associates

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Chhatrapati Sambhajanagar - 431003

Subject: Certificate of Percentage of Completion of Construction Work of
PMAY(U) - TISGAON Gut No.227/1-Block A, having MahaRERA
Registration Number - P51500079949 being developed by M/S Unity
Developers,

Sir,
I/ We Ar. Swapnil Shroff, Arc Associates have undertaken assignment as
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Construction Work of having MahaRERA Registration Number- P51500079949 being
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Real Estate Project. I certify that as on the date of this certificate, the Percentage
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MahaRERA is as per Table A herein below. percentage of the work executed with
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TABLE - A

Layout / Building Number:- A11-A12

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100
2.	Basement's (if any)	0
3.	Podiums (if any)	0

4.	Plinth	0
5.	Stilt Floor	0
6.	Slabs of Super Structure	0
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	0
8.	Sanitary Fittings within the Flat/Premises	0
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0
11.	Installation of Lifts. water pumps, Fire Fitting 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.	0

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Chhatrapati Sambhajanagar - 431003

Subject: Certificate of Percentage of Completion of Construction Work of **PMAY(U)**
- **TISGAON Gut No.227/1-Block A**, having MahaRERA Registration
Number - P51500079949 being developed by **M/S Unity Developers**,

Sir,

I/ We **Ar. Swapnil Shroff, Arc Associates** have undertaken assignment as
Architect /Licensed Surveyor of certifying Percentage of Completion of
Construction Work of having MahaRERA Registration Number- P51500079949 being
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TABLE - A

Layout / Building Number:- **A13-A14**

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100
2.	Basement's (if any)	0
3.	Podiums (if any)	0
4.	Plinth	0

5.	Stilt Floor	0
6.	Slabs of Super Structure	0
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	0
8.	Sanitary Fittings within the Flat/Premises	0
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0
11.	Installation of Lifts. water pumps, Fire Fitting 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.	0

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Subject: Certificate of Percentage of Completion of Construction Work of
PMAY(U) - TISGAON Gut No.227/1-Block A, having MahaRERA
Registration Number - P51500079949 being developed by M/S Unity
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TABLE-B

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

Sr. No. (1)	Common areas and facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)

1.	Internal Roads & Footpaths	No	0	---
2.	Water Supply	No	0	---
3.	Sewerage (Chamber, lines, Septic Tank, STP).	No	0	---
4.	Storm Water Drains	No	0	---
5.	Landscaping & Tree Planting	No	0	---
6.	Street Lighting	No	0	---
7.	Community Buildings	No	0	---
8	Treatment and disposal of sewage and sullage water.	No	0	---
9	Solid Waste management & Disposal	No	0	---
10	Water conservation / Rain water harvesting	No	0	---
11	Energy management.	No	0	---
12	fire protection and lire Safety requirements	No	0	---
13	Electrical meter room, sub-station, receiving station.	No	0	---
14	Others (Option to Add more)	No	0	---

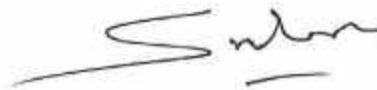
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