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Email- structures@entechconsultant.com GSTIN- 27ASVPD0657P1Z0

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Annexure A

FORM 1

ARCHITECT'S CERTIFICATE

Date: 06-April-2026

To
M/s. Agile Real Estate Dev Private Limited,
101, Kalpataru Synergy,
Opp. Grand Hyatt,
Santacruz East, Mumbai 400055.

Subject: Certificate of Percentage of Completion of Construction Work of Primera having MahaRERA Registration Number: P51700055574 being developed by Agile Real Estate Dev Private Limited

Sir,

I/We Mr. Keyur Rajnikant Geeta Chanchad have undertaken assignment as Architect/Licensed Surveyor of certifying percentage of Completion of Construction Work of Primera having MahaRERA Registration Number: P51700055574 being developed by Agile Real Estate Dev Private Limited

Based on Site Inspection, with respect to layout/each of the Building(s)/Wing(s) of the aforesaid Real Estate Project, I certify that as on 31-Mar-2026 (As on date), the Percentage of Work done for Building(s)/Wing(s) of the Real Estate Project under MahaRERA Registration No.: P51700055574 is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

TABLE A		
Primera – Tower A		
Sr. No.	**Items of Work**	**Work completion (in %)**
1	Excavation and Earthwork	**100 %**
2	X nos of Common Basement within the building footprint	**100 %**
3	X nos of Common Podiums falling within the building footprint	**100 %**
4	Plinth	**100 %**

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5	X nos of Stilt Floor (falling within the building footprint)	100 %
6	X nos of Slabs for Super Structure	34 %
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5 %
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	-
9	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	-

TABLE A		
Primera – Tower B		
Sr. No.	**Items of Work**	**Work completion (in %)**
1	Excavation and Earthwork	100 %
2	X nos of Common Basement within the building footprint	100 %
3	X nos of Common Podiums falling within the building footprint	100 %
4	Plinth	100 %
5	X nos of Stilt Floor (falling within the building footprint)	100 %

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6	X nos of Slabs for Super Structure	5 %
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2 %
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	-
9	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	-

TABLE B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)	Details
1	**Internal Roads & Footpaths :**	**YES**	-	**To be done before completion of Project**
2	**Water Conservation, Rain water Harvesting :**	**YES**	-	**To be done before completion of Project**
3	**Energy management :**	**YES**	-	**To be done before completion of Project**
4	**Fire Protection And Fire Safety Requirements :**	**YES**	-	**To be done before completion of Project**
5	**Electrical Meter Room, Sub-Station, Receiving Station :**	**YES**	-	**Electric Meter and Sub Station Room Only**

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6	Fitness Center, swimming pool & other recreation areas :	YES	-	Common Amenities as per AFS
7	Aggregate area of recreational Open Space :	YES	-	Common RG as per AFS
8	Open Parking :	YES	-	To be done before completion of Project
9	Water Supply :	YES	-	Water Supply from Local Authority
10	Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	-	STP Only
11	Storm Water Drains :	YES	-	To be done before completion of Project
12	Landscaping & Tree Planting:	YES	-	To be done before completion of Project
13	Street Lighting :	YES	-	To be done before completion of Project
14	Solid Waste Management And Disposal :	YES	-	To be done before completion of Project
15	All parking levels other that below buildings	YES	62 %	To be done before completion of Project
16	Treatment And Disposal Of Sewage And Sullage Water :	YES	-	To be done before completion of Project
17	Other Common Areas and Facilities, Amenities (If Any)	YES	1 %	To be done before completion of Project

Yours Faithfully

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Ar. Mr Keyur Rajnikant Geeta Chanchad
License No. CA/2023/157892

Agile Real Estate Dev Pvt. Ltd.

Agreed and Accepted by:

Agile Real Estate Dev Private Limited
Date: 06-April-2026

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