CREATIONS
Architects & Interior Designers

FORM 1(See Regulation No. 3)

Date:- 31/12/2025.

To,

M/s. Abhidarshan Corporation LLP,

A-35, Patil Bhuvan,

N.S.B. Road,

Mulund West, Mumbai-400080,

Sub:- Certificate of percentage of completion of construction work of Project **THE NILAYA Building- Tower No. 3 "XOHA" & Mhada Tower** (Maha RERA Registration Number **P51700055643**) situated on the plot bearing S. No.164, 194, 197/ 2/ A, 2/B, 2/C, 228 /1/2/ Pt. Vill :- Titwala, Taluka:- Kalyan, District:-Thane, Pin-421605, being developed by M/s. ABHIDARSHAN CORPORATION LLP.

Sir,

I, Shobhana Deshpande, Proprietor, CREATIONS, have undertaken assignment as an Architect of certifying of percentage of completion of construction work of Project **THE NILAYA Building- Tower No. 3 "XOHA" & Mhada Tower** (Maha RERA Registration Number **P51700055643**) situated on the plot bearing S. No. 164, 194,197/2/A, 2/B, 2/C, 228 /1/2/ Pt. Vill :- Titwala, Taluka:-Kalyan, District:-Thane, Pin- 421605, being developed by M/s. ABHIDARSHAN CORPORATION LLP.

Based on Site Inspection, with respect to each of the Building -Tower No. 3 & Mhada Tower of the aforesaid Real Estate Project, I certify that as on the 31/12/2025, the Percentage of work done for each of the Wing of the Real Estate Project as registered vide number **P51700055643** under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

CREATIONS
AR. Shobhana Deshpande
Kalyan

A/ 104,105,106, Everest Towers, Santoshi Mata Road,
Kalyan (w.) 421301. Contact : 0251-2313140, 8828877927
E-mail : designteam@creations.org.in

Table – A

Building: Tower No. 3

Sr. No.	Tasks/ Activity	Percentage of work done as on 31/12/2025.
1.	Excavation	100%
2.	Number of Basement(s) and Plinth Basement not proposed	100%
3.	4 Number of podiums	0%
4.	Stilt Floor	50%
5.	22 number of slabs of super structure 22nd slab is completed.	100%
6.	Internal walls, Internal Plaster, Flooring within Flats/ Premises Doors and Windows to each of the Flat/Premises	67%
7.	Sanitary Fittings within the Flat/Premises Electrical Fittings within the Flat/Premises	0%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting Staircase and Lifts, Overhead and Underground Water Tanks	50%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	38%
10.	Installation of lifts, water pumps, Fire 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.	0%

Note - The work percentage mentioned above is as per the number of floors sanctioned vide letter no. KDMC/ TPD/ BP/ KD/ 2022-2/ 40, Dated- 04/08/2022.

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Table – A

Building: Mhada Tower

Sr. No.	Tasks/ Activity	Percentage of work done as on 31/12/2025.
1.	Excavation	100%
2.	Number of Basement(s) and Plinth Basement not proposed	100%
3.	Number of podiums	Not Proposed
4.	Stilt Floor	50%
5.	15 number of slabs of super structure 15th slab is completed.	100%
6.	Internal walls, Internal Plaster, Flooring within Flats/ Premises Doors and Windows to each of the Flat/Premises	36%
7.	Sanitary Fittings within the Flat/Premises Electrical Fittings within the Flat/Premises	0%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting Staircase and Lifts, Overhead and Underground Water Tanks	50%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
10.	Installation of lifts, water pumps, Fire 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.	0%

Note - The work percentage mentioned above is as per the number of floors sanctioned vide letter no. KDMC/ TPD/ BP/ KD/ 2022-23/ 40, Dated- 04/08/2022.

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Table - B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/ No)	Percentage of work done as on 31/12/2025	Details
1.	Internal Roads & Footpaths	Yes	0%	--
2.	Water Supply	Yes	0%	Water Supply to be provided by KDMC
3.	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	50%	--
4.	Storm Water Drains	Yes	0%	--
5.	Landscaping & Tree Planting	Yes	0%	--
6.	Street Lighting	Yes	0%	--
7.	Community Buildings	No	--	--
8.	Treatment and disposal of sewage and sullage water	Yes	0%	--
9.	Solid Waste management & Disposal	Yes	0%	--
10.	Water conservation Rain water harvesting	Yes	0%	--
11.	Energy management	Yes	0%	Roof Top Photovoltaic (RTPV) System proposed
12.	Fire protection and fire safety requirements	Yes	0%	--
13.	Electrical meter room, sub-station, receiving station	Yes	0%	--
14.	Club House	No	0%	

Ar.Shobhana Deshpande
(Reg. No. CA/ 87/10647)

For CREATIONS

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