VINAY PATIL & ASSOCIATES
AR. ANWAY VINAY PATIL
• ARCHITECTS • INTERIOR DESIGNERS
104, NAVNATH PRASAD, OPP GHANTALI MANDIR, NAUPADA, THANE - 400 602.
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FORM 1

[see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 30/06/2026

To,
M/s. Lotus Group,
S.No. 99/2/A, 100/1/2 & 100/2
Opp. Bhoomi Lawns,
Nr. Maruti Showroom,
Kalyan-Shil Road,
Daighar, Thane,
Dist-Thane-421204,

Subject: Certificate of Percentage of completion of Construction Work of Urban Hills – Phase 1 having MahaRERA Registration Number P51700056256 (Only Applicable after project Registration) being developed by **M/s. Lotus Group**.

Sir,

I/We Anway Vinay Patil have undertaken assignment as Architect /~~Licensed Surveyor~~ of certifying percentage of Completion of Construction Work of Urban Hills having MahaRERA Registration NumberP51700056256(Only Applicable after project Registration, being developed by M/s. Lotus Group.

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 herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Ar. Anway Vinay Patil
Reg. No. : CA/2016/79211
Vinay Patil & Associates

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TABLE-A

Building A

(to be prepared separately for each Layout/Building/Wing of the Project)

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	50%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	5%
8.	Sanitary Fittings within the flat/premises	-
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	-
10.	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 CFT 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.	-

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TABLE-A

Building B

(to be prepared separately for each Layout/Building/Wing of the Project)

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	-
8.	Sanitary Fittings within the flat/premises	-
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	-
10.	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 CFT 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.	-

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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		
2.	Water Supply	YES		Not Executed
3.	Sewerage (Chamber, lines, Septic Tank, STP).	YES		Not Executed
4.	Storm Water Drains	YES		Not Executed
5.	Landscaping & Tree Planting	YES		Not Executed
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and disposal of sewage and sullage water.	YES		Not Executed
9.	Solid Waste management & Disposal	YES		Not Executed
10.	Water conservation / Rain water harvesting	YES		Not Executed
11.	Energy management	YES		Not Executed
12.	Fire protection and fire safety requirements	YES		Not Executed
13.	Electrical meter room, sub-station, receiving station.	YES		Not Executed
14.	Others (Option to Add more).			

Yours Faithfully,

For **Vinay Patil & Associates.**

Ar. Anway Vinay Patil
Reg. No. : CA/2016/79211
Vinay Patil & Associates

Architect: **Anway Vinay Patil**
(License No. CA/2016/79211)

Agreed and Accepted by:
Signature of Promoter
Name:
Date: