VIJAY PANDEY AND ASSOCIATES

Vijay Pandey And Associates

Architects Interior Designers Valuers

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Annexure A

FORM 1

[see **Regulation 3**]

ARCHITECT'S CERTIFICATE

Date: -31/03/2026.

To

SQYLINES BUILDERS LLP
KALYAN.

Subject: Certificate of Percentage of Completion of Construction Work of Building **'NIRVANA GARDENS' Phase-2, 'Wing-B - IRIS'** having Maha RERA Registration Number (P51700076638) situated on the Plot bearing Survey No.33, H.No.1/A,/1/B, 1/D, 1/E, 1F,1H, 1/K/1, 1/K/2, 1/K/3, 1/L, 1/N Village: Kolivali, Tal. Kalyan, Dis. Thane being developed by [Promoter's Name] :- SQYLINES BUILDERS LLP.

Sir,

I, Vijay Pandey have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Building **'NIRVANA GARDENS' Phase-2, 'Wing-B- IRIS'** having Maha RERA Registration Number (P51700076638), being developed by [Promoter's Name] :- SQYLINES BUILDERS LLP.

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 Maha RERA 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.

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TABLE-A (Wing-B - IRIS)

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

Building Name: - IRIS- WING-B

Approval No. KDMCC/RB/2025/APL/00232. Dt. 05/01/2026.

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work. Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	0 Number Basements (if any)	N.A
3.	1 Number Podiums (if any)	0%
4.	1Number Plinth	100%
5.	Stilt Floor	0%
6.	16 Number Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, 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 Fighting 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%

TABLE-B

Common Areas (Internal and External Development Works) in respect of the Registered Phase

Building Name: - IRIS- WING-B

Approval No. KDMCC/RB/2025/APL/00232. Dt. 05/01/2026.

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	N.A
2.	Water Supply	Yes	0%	KDMC Water supply
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	0%	Not yet Started
4.	Storm Water Drains	Yes	0%	Not yet Started
5.	Landscaping & Tree Planting	Yes	0%	Not yet Started
6.	Street Lighting	No	0	N.A
7.	Community Buildings	No	0	N.A
8.	Treatment and disposal of sewage and sullage water.	Yes	0%	Not yet Started
9.	Solid Waste management & Disposal	Yes	0%	Not yet Started
10.	Water conservation / Rain water harvesting	Yes	0%	Not yet Started
11.	Energy management	Yes	0%	Not yet Started
12.	Fire protection and lire safety requirements	Yes	0%	Not yet Started
13.	Electrical meter room, sub-station, receiving station.	Yes	0%	Not yet Started
14.	Others (Option to Add more).			

Yours Faithfully, Vijay Pratap Ramashray Pandey

For SQYLINES BUILDERS LLP

Partner

Name (VIJAY PANDEY) of Architect
(Registration No.CA/96/20081)

Date: -31/03/2026 Agreed and accepted by: Signature of Promoter Name: SQYLINES BUILDERS LLP