Annexure A
FORM 1
ARCHITECTS CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 31.12.2025

To,
The Rustagi Estates Pvt. Ltd.,
Shop no. 03, atul baug,
Kalyan murbad road,
Syndicate, Kalyan West - 421301.

Subject: Certificate of Percentage of Completion of Construction Work of "**Rusttagi Aarambha – 2.0**" having MahaRERA Registration Number **P51700076932** being developed by **Rustagi Estates Pvt. Ltd.,**

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that a son of the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide Number **P51700076932** 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.

Table A

Layout / Building Number "4 – Residential & Commercial"

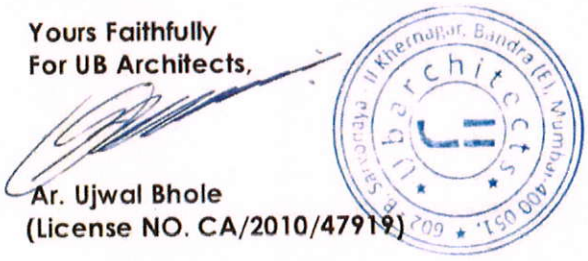
Sr. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	100%
2	Basements (if any)	N.A
3	Podiums (if any)	N.A
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs of Super Structure	90%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	35%
8	Sanitary Fittings within the Flat/Premises	20%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%
10	External plumbing and external plaster, \ Elevation, completion of terraces with water proofing of the Building/Wing.	75%
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.	15%

TABLE-B

Common Areas (Internal & External Development Works) in Respect of the entire Registered Phase / Project Number

Sr. No	Common areas And Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	55%	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	15%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping &Tree Planting	Yes	0%	
6.	Street Lighting	Yes	40%	
7.	Community Buildings	Yes	0%	
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	25%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	0%	
14.	Others (Option to Add more)	Yes	0%	

Yours Faithfully
For UB Architects,



Ar. Ujwal Bhole
(License NO. CA/2010/47919)

Agreed and accepted by:



Signature of Promoter
Name: Rustagi Estates Pvt. Ltd.,
Date: 31.12.2025.