

FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: Apr 09, 2025

To
M/s. Mahindra Lifespaces Developers Ltd.
Mahindra Towers
5th floor, Dr. GM Bhosale Marg,
Worli, Mumbai 400018

Subject: Certificate of Percentage of Completion of Construction Work of **Mahindra Happinest Kalyan-2 Project B** having MahaRERA Registration Number **P51700076963** being developed by Mahindra Lifespace Developers Ltd.

HOUSE OF PATEL'S
4TH FLR, PLOT NO.48,
18TH ROAD
OFF NORTH AVENUE
SANTACRUZ (WEST)
MUMBAI - 400 054
PHONE: 2604 2756/2911
2604 3267/3901

Sir,

We **M/s. Atul Desai Consultants** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Mahindra Happinest Kalyan-2 Project B** having MahaRERA Registration Number **P51700076963** being developed by Mahindra Lifespace Developers Ltd.

mail@atuldesaiconsultants.com

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number 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

Tower - B - Residential

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Basements (If any)	0%
3	Podiums (if any)	0%
4	Plinth	100%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/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%



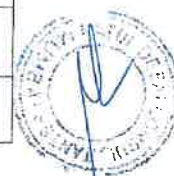
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications of agreement of sale. Any other activities.	0%
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Tower - G - Residential

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Basements (If any)	0%
3	Podiums (if any)	0%
4	Plinth	100%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/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 of agreement of sale. Any other activities.	0%

Tower - H - Residential

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Basements (If any)	0%
3	Podiums (if any)	0%
4	Plinth	100%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/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 of agreement of sale. Any other activities.	0%
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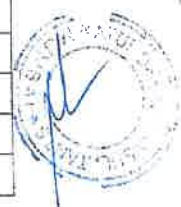
Tower – Row Houses - Residential

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	Basements (If any)	0%
3	Podiums (if any)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/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 of agreement of sale. Any other activities.	0%

TABLE-B

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

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Foothpaths	Yes	0%	Work not Started
2.	Water Supply	Yes	0%	Work not Started
3.	Sewerage (Chamber lines, Septic Tank, STP)	Yes	0%	Work not Started
4.	Storm Water Drains	Yes	0%	Work not Started
5.	Landscape & Tree Planting ,	Yes	0%	Work not Started
6.	Street Light	Yes	0%	Work not Started



7.	Community Buildings	No		
8.	Treatment and Disposal of sewage and sullage water	Yes	0%	Work not Started
9.	Solid Waste Management & Disposal	Yes	0%	Work not Started
10.	Water Conservation/Rainwater Harvesting	Yes	0%	Work not Started
11.	Energy Management	Yes	0%	Work not Started
12.	Fire protection and fire safety requirements	Yes	0%	Work not Started
13.	Electrical Meter Room & Sub-Station, receiving station	Yes	0%	Work not Started

Yours Faithfully

Mr. Pranav Desai
M/S Atul Desai Consultants
License Number CA/93/16533

Agreed and Accepted by :

Signature of Promoter

Name : Sandesh Pawar

Date : 10/4/25