

ATUL DESAI CONSULTANTS

PLANNERS

ARCHITECTS

INTERIOR DESIGNERS

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: Jan 13, 2026

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

WORKING PAPERS
11011R, PLOT NO. 11A,
13TH ROAD,
1ST NORTH AVENUE,
SANTACRUZ (WEST),
MUMBAI - 400 054
PHONE: 2604 2756/2911
2604 2367/3901
mahindalifespaces.com

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.

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.

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	0%



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.

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	0%

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.

Tower – Row Houses - Residential

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Basements (If any)	0%
3	Podiums (if any)	0%
4	Plinth	50%
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 & Footpaths	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		

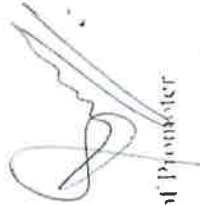
8	Treatment and Disposal of sewage and solid waste matter	Yes	0%	Work not Started
9	Solid Waste Management & Disposal	Yes	0%	Work not Started
10	Water Conservation/Rainwater Harvesting	Yes	0%	Work not Started
11	Energy Management	Yes	0%	Work not Started
12	Fire protection and fire safety requirements	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 : 13/01/26