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navrachana
architect & interior designers

Annexure A
FORM 1
[see Regulation 3]
ARCHITECT'S 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,
SHETRUNJAY REALTY LLP
THANE, MAHARASHTRA, 421302

Subject : Certificate of percentage of Work of completion of construction work of **THE PALLAZO** having MahaRERA Registration Number **P51700076959** (Only Applicable after project Registartion) being developed by **SHETRUNJAY REALTY LLP**

Sir,
I/We **M/S NAV RACHANA** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **THE PALLAZO** having MahaRERA Registration Number **P51700076959** (Only Applicable after project Registration, being developed by **SHETRUNJAY REALTY 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 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/Wing Number: THE PALLAZO BUILDING 1/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	100.00
3	Podiums (if any)	0.00
4	Plinth,	100.00
5	Stilt Floor	100.00
6	Slabs of Super Structure	26.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	13.00
8	Sanitary Fitting within the Flat/Premises	0.00

Shraddha Aniruddha Paranjpe
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Date: 2026.02.02 11:11:01 +05'30'

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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.	0.00

Shraddha Aniruddha Paranjpe

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Table B - Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number)

Sr.No	Common areas and facilities	Is Available (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	No	0.00	NA
2	Water Supply	Yes	0.00	Municipal Corporation Supply
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	0.00	Septic Tank
4	Storm Water Drains	Yes	0.00	Surface drain System
5	Landscaping & Tree Planting	No	0.00	NA
6	Street Lighting	No	0.00	NA
7	Community Buildings	No	0.00	NA
8	Treatment And Disposal Of Sewage And Sullage Water	No	0.00	NA
9	Solid Waste Management And Disposal	No	0.00	NA
10	Water conservation /Rain water harvesting	Yes	0.00	Rain Water Harvesing Recharge Pits.
11	Energy managemcnt	Yes	0.00	Solar Water Heating system
12	Fire protection and fire safety requirements	Yes	0.00	As per CFO Noc
13	Electrical meter room, sub-station, receiving station	Yes	0.00	As per Torrent Power NOC
14	Aggregate area of recreational Open Space	No	0.00	NA
15	Open Parking	No	0.00	NA

Yours Faithfully

Shraddha Aniruddha Paranjpe

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Date: 2026.02.02 11:11:33 +05'30'

M/S NAV RACHANA

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No: CA/2008/41812)

Date of Certificate:

Agreed and accepted by:

Jiten Nathalal Shah

Digitally signed by Jiten Nathalal Shah
Date: 2026.02.02 18:15:48 +05'30'

Signature of Promoter

Name: SHETRUNJAY REALTY LLP

Date: