311, chirag infotech, beside omega business park, wagle estate, thane (west) 400 604
tel. : +91 96195 13579
nv.rachana@gmail.com | www.nav-rachana.com

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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: 31/03/2026

To,
Shetrunjay Realty LLP,
H. No. 1352, Sona House,
Narpoli, Bhiwandi,
Thane – 421302.

Subject: Certificate of Percentage of Completion of Construction Work of **'The Pallazo'** building situated on Plot bearing Survey No. 164, Hissa No. 1, Village – Kamatghar, Taluka – Bhiwandi, District – Thane, 421302 admeasuring area 4755 Sq. mt as per 7/12 extract, 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 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.

Shraddha Aniruddha Paranjpe

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Table A
Building No. 1

Layout / Building / Wing Number **'The Pallazo'** (to be prepared separately for each Layout/ Building /Wing of the Project)

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate)
1.	Excavation	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100.00%
6.	Slabs of Super Structure (8th floor slab completed)	35.00%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats / Premises (4th floor brick work completed)	18.00%
8.	Sanitary Fittings within the Flat / Premises	0%
9.	Staircases, Lift 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%

Shraddha Aniruddha Paranjpe

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TABLE-B

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

Sr. No (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage Actual Work done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	NO	NA	NA
2.	Water Supply	YES	0%	Municipal Corporation Supply
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	Septic tank
4.	Storm Water Drains	YES	0%	Surface Drain System
5.	Landscaping & Tree Planting	NO	NA	NA
6.	Street Lighting	NO	NA	NA
7.	Community Buildings	NO	NA	NA
8.	Treatment and disposal of sewage and sullage water	NO	NA	NA
9.	Solid Waste management & Disposal	NO	NA	NA
10.	Water conservation / Rain water Harvesting	YES	0%	Rain Water Harvesting Recharge Pits
11.	Energy management	YES	0%	Solar Water Heating System
12.	Fire protection and fire safety requirements	YES	0%	As per CFO NOC
13.	Electrical meter room, sub-station, receiving station	YES	0%	As per Torrent Power NOC
14.	Others (Option to Add more)	NA	NA	NA

Yours Faithfully

Shraddha Aniruddha Paranjpe

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Date: 2026.06.05 12:09:59 +05'30'

SHRADDHA A PARANJPE
Architect (License NO. CA/2008/41812)

Agreed and accepted by:

Jiten Nathalal Shah

Digitally signed by Jiten Nathalal Shah
Date: 2026.06.05 12:10:25 +05'30'

Signature of Promoter
Name: Jiten N. Shah
Date: 05/06/2026