Subhash Patil & Associates
Architects, Regd. Valuers, Project Management Consultants

41, Shreerang Shopping Center, Shreerang Co-Op Hsg. Soc. Thane.(West.) Pin 400 601. Tel: 2542 38 38, 2542 37 37 Fax : 2533 38 38

FORM 1

ARCHITECT'S CERTIFICATE

Date:30-09-2023

To,

M/S PUNEET BUILDERS,

401, 402, TULSEE CHAMBER PREMISES,
TEEN PETROL PUMP,
LBS ROAD, THANE (WEST) 400602

Subject: Certificate of Percentage of Completion of Construction Work of **building one** Wing of the 1st, 2nd& 3rd Phase of the Project **PUNEET PRIMEhaving MahaRERA Registration Number of 1stPhase:P51800020798,having MahaRERA Registration number of 2ndPhase : P51800020753 and having MahaRERA Registration Number of 3rd Phase: P51800020793]**situated on the **Plot bearing Survey No.229 & 267 & CTS No.11(PT) & 12 (PT)**of **building No 37, Nehru Nagar, Priyadarshini Co-op. Hsg. Soc. Ltd Mumbai PIN-400024** developed by **M/S PUNEETBUILDERS. Towards East** – Sub Plot-13, **Towards West** – Bldg. No.-35, **Towards North** – 90' wide road, and **Towards South** – 40' wide road, of **Division**-Konkan, **Village**-Kurla, **Taluka**-Kurla, **District**-Mumbai, **PIN-400602** admeasuring **1118.42 sq. m. (**including R.G.) area being developed by **M/S PUNEET BUILDERS.**

I**M/s SUBHASH PATIL & ASSOCIATES** have undertaken the assignment as Architect of **building one** Wing of the 1st, 2nd& 3rd Phase of the Project **PUNEET PRIME**having MahaRERA Registration Number of 1st Phase:**P51800020798,**MahaRERA Registration number of 2nd Phase :**P51800020753** and MahaRERA Registration Number of 3rd Phase: **P51800020793**] situated on the **Plot bearing Survey No.229 & 267 & CTS No.11(PT) & 12 (PT)** of **building No 37, Nehru Nagar, Priyadarshini Co-op. Hsg. Soc. Ltd Mumbai PIN-400024** developed by **M/S PUNEET BUILDERS.**

M/s. SUBHASH PATIL & ASSOCIATES ARCHITECTS & P.M.C. THANE (W) 400 601

Based on Site Inspection, with respect to 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 the building/Wingof the Real Estate Project as registered vide numberof 1st Phase:**P51800020798,** number of 2nd Phase : **P51800020753,** Number of 3rd Phase: **P51800020793** 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 herein below.

Table A1

PUNEET PRIME - Phase 1 from Ground floor to 2nd floor

Sr.No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (Below Plinth)	NA
3.	Podiums	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	18 no of Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors, and windows within Flats / Premises	60%
8.	Sanitary Fittings within the flat / premises	32%
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground water tanks	47%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	32%
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 the other requirements as may be required to obtain OC / Completion Certificate.	2%
12.	**Overall % age of completion of work done for the entire building.**	**59%**

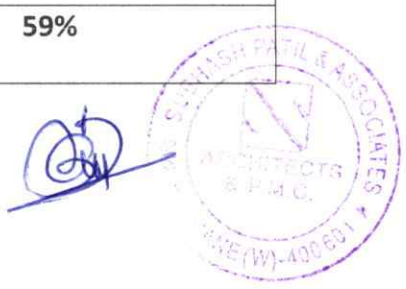


Table A2

PUNEET PRIME - Phase 2 from 3rd Floor to 16th Floor

Sr.No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (Below Plinth)	NA
3.	Podiums	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	18 no of Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats / Premises	68%
8.	Sanitary Fittings within the flat / premises	41%
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground water tanks	50%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	45%
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 the other requirements as may be required to obtain OC / Completion Certificate.	3%
12.	**Overall % age of completion of work done for the entire building.**	**63%**



Table A3

PUNEET PRIME - Phase 3 from 17th Floor to Terrace Floor

Sr.No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (Below Plinth)	NA
3.	Podiums	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	18 no of Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors, and windows within Flats / Premises	67%
8.	Sanitary Fittings within the flat / premises	41%
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground water tanks	50%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	32%
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 the other requirements as may be required to obtain OC / Completion Certificate.	3%
12.	**Overall % age of completion of work done for the entire building.**	**62%**

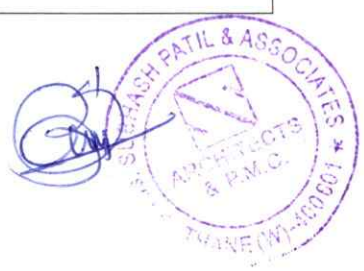


TABLE-B1

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

PUNEET PRIME - Phase 1 from Floor 0 to Floor 2

Sr. No	Common areas and facilities, amenities	Proposed	% of completion	Details
1	Internal road & Footpaths	No	0%	NA
2	Water Supply	Yes	0%	Will be completed before OC.
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Will be completed before OC.
4	Storm water drains	Yes	0%	Will be completed before OC.
5	Landscaping and tree planting	Yes	0%	Will be completed before OC.
6	Street lighting	No	0%	NA
7	Community building	No	0%	NA
8	Treatment & disposal of sewage and sullage water	No	0%	NA
9	Solid waste management & disposal	No	0%	NA
10	Water conservation / Rainwater harvesting	Yes	0%	Will be completed before OC.
11	Energy management	N.A.		
12	Fire protection and fire safety requirements	Yes	50%	Will be completed before OC.
13	Electrical meter room, sub-station, receiving station.	Yes	0%	Will be completed before OC.
14	Others (option to add more)			

TABLE-B2

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

PUNEET PRIME - Phase 2 from Floor 3 to Floor 16

Sr. No	Common areas and facilities, amenities	Proposed	% of completion	Details

M/S. SUBHASH PATIL & ASSOCIATES ARCHITECTS & P.M.C.

1	Internal road & Footpaths	No	0%	NA
2	Water Supply	Yes	0%	Will be completed before OC.
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Will be completed before OC.
4	Storm water drains	Yes	0%	Will be completed before OC.
5	Landscaping and tree planting	Yes	0%	Will be completed before OC.
6	Street lighting	No	0%	NA
7	Community building	No	0%	NA
8	Treatment & disposal of sewage and sullage water	No	0%	NA
9	Solid waste management & disposal	No	0%	NA
10	Water conservation / Rainwater harvesting	Yes	0%	Will be completed before OC.
11	Energy management	N.A.		
12	Fire protection and fire safety requirements	Yes	50%	Will be completed before OC.
13	Electrical meter room, sub-station, receiving station.	Yes	0%	Will be completed before OC.
14	Others (option to add more)			

TABLE-B3

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

PUNEET PRIME - Phase 3 from Floor 17 to Terrace Floor

Sr. No	Common areas and facilities, amenities	Proposed	% of completion	Details
1	Internal road & Footpaths	No	0%	NA
2	Water Supply	Yes	0%	Will be completed before OC.
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Will be completed before OC.
4	Storm water drains	Yes	0%	Will be completed before OC.
5	Landscaping and tree	Yes	0%	Will be completed before

M/s. SUBHASH PATIL & ASSOCIATES ARCHITECTS & P.M.C. THANE (W)-400 601

	planting			OC.
6	Street lighting	No	0%	NA
7	Community building	No	0%	NA
8	Treatment & disposal of sewage and sullage water	No	0%	NA
9	Solid waste management & disposal	No	0%	NA
10	Water conservation / Rainwater harvesting	Yes	0%	Will be completed before OC.
11	Energy management	N.A.		
12	Fire protection and fire safety requirements	Yes	50%	Will be completed before OC.
13	Electrical meter room, sub-station, receiving station.	Yes	0%	Will be completed before OC.
14	Others (option to add more)			

Yours Faithfully



Subhash G. Patil

M/s Subhash Patil & Associates

(License NO CA/86/9777)

Signature of Promotor

Name :

Date :