architects consultants & govt. approved valuers
L-21, M. R. Society, Relief Road, Santacruz (W), Mumbai - 54.
Tel. : 022 2660 0704 E-mail : nilesh1507@gmail.com
Saachi associates

17227/2347-obd

2nd July 2026

Annexure A
Form -1

ARCHITECT'S CERTIFICATE

To,
M/s. Satguru Corporate Services Pvt. Ltd.
5th Floor, Sunteck Centre,
37-40 Subhash Road, Vile Parle (East),
Mumbai - 400057
Tel: +91-22- 42877800

Subject : Certificate of Percentage of Completion of Construction work of **4TH Avenue Sunteck City** having MahaRERA Registration Number **P51800023072** being developed by **M/s. Satguru Corporate Services Pvt. Ltd.**

I/We **M/s. Saachi Associates** have undertaken an assignment as Architect of certifying Percentage of Completion of Construction Work of **4TH Avenue Sunteck City** having MahaRERA Registration Number **P51800023072** being developed by **M/s. Satguru Corporate Services Pvt. Ltd.**

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 below. The percentage of the work executed with respect to each of the activities of the entire phase is detailed in Table B.

TABLE –A **Tower A**

Sr. No. (1)	Task/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basement (if any)	100%
3.	Podium (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	87%
7.	Internal walls, Internal Plaster, Floorings, Doors, and windows within Flats/Premises	86%
8.	Sanitary Fittings within the Flat/Premises	86%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	84%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing,	84%
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 completer project as per specification in agreement of Sale. Any other activities.	84%

TABLE –A **Tower B**

Sr. No. (1)	Task/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basement (if any)	100%
3.	Podium (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	85%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	84%
8.	Sanitary Fittings within the Flat/Premises	84%
9.	Staircase, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	82%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	82%
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 specification in agreement of Sale. Any other activities.	82%

TABLE –B

Common area (Internal and External Development Works) in respect of the Registered Phase / Phase Number

S. No (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Work done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	No		NA
2.	Water Supply	Yes	80%	Work not Started
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	In Progress
4.	Storm Water Drains	Yes	100%	Work completed
5.	Landscaping & Tree Planting	Yes	90%	In Progress
6.	Street Lighting	Yes	90%	In Progress
7.	Community Buildings	No	100%	Work completed
8.	Treatment and disposal of sewage and sullage water	Yes	100%	Work not Started
9.	Solid Waste management & Disposal	No		NA
10.	Water conservation, Rain water harvesting	Yes	100%	Work completed
	Energy management	Yes		Work not Started
11.	Fire protection and fire safety requirements	Yes	83%	In Progress
12.	Electrical meter room, sub-station, receiving station	Yes	83%	In Progress
13.	Others (Option to Add more)	Yes		Work not Started

Yours truly,
For, **M/s. Saachi Associates,**

(Nilesh Dholakia)
Lic. No. CA/93/15734

Agreed and accepted by:

M/s. Satguru Corporate Services Pvt. Ltd.
Signature of the Director