S. S. ASSOCIATES

1103, OPEL SQUARE, S. G. BURVE MARG,
OPP. MIDC THANE, WAGLE ESTATE,
THANE (WEST) – 400 604.
Land line - 022 2081 3369
email : ss_associates1@yahoo.co.in

FORM 1
ARCHITECT'S CERTIFICATE

Date: 31/12/2025

To,
M/s. Beauty Ganraj Constructions LLP.
1103, Opal Square,
S.G. Barve Marg, Opp. MIDC Thane,
Wagle Estate,
Thane(W), 400 604.

Subject: Certificate of Percentage of Completion of Construction Work of **"Aureate"** having MahaRERA Registration Number **P51800023266** situated on the plot bearing C.T.S. No. 148, 149, 149/1 of village Kanjur, Jungle Mangle Road, Bhandup (West) Mumbai :- 400 078. Admeasuring 3212.15 sq.mt. having latitude & longitude on North East boundary 19.09'03.46"N- 72.56'01.72"E, North west boundary 19.09'03.07"N-72.56'00.19"E, South East boundary 19.09'02.32"N-72.56'02.72"E, South west boundary 19.09'02.09"N-72.56'00.96"E. being developed by M/s. Beauty Ganraj Constructions LLP.

Sir,

We, S. S. Associates have undertaken assignment as Achitect of certifying Percentage of Completion of Construction Work of the proposed **"Aureate"** situated on the plot bearing, C.T.S. No. 148, 149, 149/1 of village Kanjur, Bhandup (West), Taluka Kurla, District Mumbai admeasuring 3212.15 Sq. Mtrs. plot area (Real Estate Project) being developed by **M/s. Beauty Ganraj Construction LLP.,** having registered office at Room 1103, Opal Square, S.G. Barve Marg, Opp. MIDC Thane, Wagle Estate, Thane(W), 400 604.

Following technical professionals are appointed by Promoter:-

(i) M/s. S.S. Associates as Architect.
(ii) Nexus project Soluation Pvt Ltd., Shri. Kailash Anwala as Structural Consultant
(iii) M/s. Creative Company Soluation as PMC Consultant
(iv) M/s. Microtech Construction as Site Supervisor.

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for the building of the Real Estate Project 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

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TABLE – A

Sr. No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1.	Excavation	100 %
2.	1 no's Plinth	100 %
3.	Basement	100 %
4.	1 Stilt floor	100 %
5.	21 number of Slabs of Super Structure	21/21 i.e 100 %
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	65 %
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	20 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	65 %
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 obtain Occupation / Completion Certificate.	25 %

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TABLE – B
Internal and External Development Works in respect of the entire Registered Phase.

Sr.No (1)	Common areas and Facilities Amenities (2)	Proposed (Yes/No) (3)	Percentage of work done (4)	Details (5)
1.	Internal Roads & Footh- paths.	No	N.A	N.A
2.	Water Supply	YES	0%	MCGM
3.	Sewerage(Chamber,lines,Septic Tank,STP)	YES	100%	MCGM
4.	Storm Water Drains	YES	0%	Developer
5.	Landscaping&Tree Planting.	No	N.A	Developer
6.	Street Lighting	No	N.A	N.A
7.	Community Buildings	No	N.A	N.A
8.	Treatment and disposal of sewage and sullage water.	No	N.A	N.A
9.	Solid Waste management & Disposal	No	N.A	N.A
10.	Water conservation Rain water harvesting	Yes	0%	Developer
11.	Energy management	No	N.A	N.A
12.	Fire protection and fire safety requirements	YES	10%	Developer
13.	Electrical meter room, sub-station, receiving station.	YES	100%	Developer
14.	Pump Room	YES	100%	Developer

Yours faithfully,

SHEETAL KALPESH RATHOD

Digitally signed by SHEETAL KALPESH RATHOD
DN: c=IN, st=Maharashtra, 2.5.4.20=1732f92f8bd3bfda73e7cf060716786bfbed828d4eb713ed0f642f1c1733a0f1, postalCode=400604, street=11 Unit No 1103 OPAL SQUARE ROAD NO 1 WAGLE INDUSTRIAL ESTATE, pseudonym=c8e44f5c-61a3-490b-9538-030da91f8e4, serialNumber=c5488e37060ac2a3d049b710d7e28f653e4f6804e56a7da74421dbc4f2b1bfaffb, ou=TENDER, o=S.S. ASSOCIATES, cn=SHEETAL KALPESH RATHOD
Date: 2026.06.12 17:53:24 +05'30'

SHEETAL NIKHARE
FOR S. S. ASSOCIATES
(CA/2003/31138)

Agreed And Accepted by:

KALPESH BABUBHAI RATHOD

Digitally signed by KALPESH BABUBHAI RATHOD
Date: 2026.06.12 18:01:51 +05'30'

Signature of Promoter
Name :- **M/s. Beauty Ganraj Construction LLP**
Date :- 31/12/2025