SAGAR MAKHELA
LIASONING, CONSULTING & DESIGNING ARCHITECTS

Annexure A
FORM 1
(See Regulation 31)

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and tier withdrawal of Money from Designated Account)

Date: 30.06.2026

To,
Shri Santosh Samant.
Director of Shraddha Prime Projects Ltd,
A-309, Kanara Business Centre Premises CS Ltd.,
Link Road, Laxmi Nagar, Ghatkopar (East)
Mumbai - 400 075.

Sub : Certificate of Percentage of Construction work of (One) 1. No. of Building / 2 (Two) Wings of the "SHRADDHA PARADISE", the Project having MAHARERA Registration Number P51800052244 Situated on plot bearing CTS nos. 63/2,4,5,7,3(pt.),10(pt.) of Village Magathane in R/C Ward, Mumbai being developed by Shri Santosh Samant (C.A to Owner, "Paradise Tower CHSL").

Sir,

I, Sagar Y. Makhela (Lic. No. M/447/LS) have undertaken assignation as an Architect of certifying Percentage of Construction work of building comprising (One) 1. No. of Building / 2 (Two) Wings named Paradise Tower CHSL, situated on plot bearing CTS nos. 63/2,4,5,7,3(pt.),10(pt.) of Village Magathane in R/C Ward, Mumbai adm. 8114.40 sq.mts. having MAHARERA Registration Number P51800052244 (Only Applicable after project Registration, being developed by Shri Santosh Samant (C.A to Owner, "Paradise Tower CHSL").

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 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.

Location: 311, V-Mall, Asha Nagar, W.E.H., Thakur complex, Kandivali East, Mumbai 400101.
Email id: SagarmakhelaLCA@gmail.com

TABLE-A

Layout / Building /Wing Number (to he prepared separately for each Layout /Building /Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100 %
2	Ground Floor/Plinth	100 %
3	Podiums	100 %
4	Stilt Floor	100 %
5	Slabs of Super Structure	70 %
6	Internal Walls, Internal Plaster, Floorings within Flats / Premises, Doors and Windows to each of the Flat / Premises.	40 %
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	00 %
8	Staircase, Lifts Wells and Lobbies at each Floor Level connecting Staircases and Lifts, Overhead and Underground Water Tanks	00 %
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing	00 %
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	00 %

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TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes / No)	% of Work Done	Details
1	Internal Roads & Footpaths	NA	NA	NA
2	Water Supply	YES	0	Yet to commence
3	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0	Yet to commence
4	Storm Water Drains	YES	0	Yet to commence
5	Landscaping & Tree Planting	YES	0	Yet to commence
6	Street Lighting	NO	NA	NA
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water	YES	0	Yet to commence
9	Solid Waste management & Disposal	YES	0	Yet to commence
10	Water conservation, Rain water harvesting	YES	0	Yet to commence
11	Energy management	YES	0	Yet to commence
12	Fire protection and Fire safety requirements	YES	0	Yet to commence
13	Electrical meter room, sub-station, receiving station	YES	0	Yet to commence
14	Others (Option to add more)	NO	NA	NA

Yours Faithfully,

SAGAR YOGESHBHAI MAKHELA

Digitally signed by SAGAR YOGESHBHAI MAKHELA
DN: c=IN, o=Personal, title=5569, pseudonym=133459841306659706nU3PEpxd7vF52r, 2.5.4.20=2a712906dca4d8b2b000e611d092309777f978d16413fee0748674 1b8b94d9a0, postalCode=400068, st=Maharashtra, serialNumber=a1eac1b90fa878390f3acc068bf8e6ac04c40a373883c56e11c6935 48c86ad91, cn=SAGAR YOGESHBHAI MAKHELA
Date: 2026.07.13 14:49:29 +05'30'

LS Shri Sagar Y. Makhela.
Lic no. M/447/LS

SHRADDHA PRIME PROJECTS LIMITED MUMBAI

Location: 311, V-Mall, Asha Nagar, W.E.H., Thakur complex, Kandivali East, Mumbai 400101.
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