FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 13/10/2025

To,
JPV Realtors Private Limited,
701, 7th Floor, Jet Prime,
Andheri East, 400093.

Subject: Certificate of Percentage of Completion of Construction work of Pratap Legacy Redevelopment of Building known as "Parle Aparajita CHSL" on plot bearing C.T.S. No. 873, F.P. No. 7 TPS Vile Parle-VI of village Vile Parle(W), situated at Dadabhai Road, Vile parle (West), Mumbai. in K Ward Mumbai admeasuring 874.80 Sq.mt. area being developed by M/s. JPV Realtors Private Limited

Sir,

I, Shri. Ankit U. Jain have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work for on plot bearing C.T.S. No. 873, F.P. No. 7 TPS Vile Parle-VI of village Vile Parle(W), situated at Dadabhai Road, Vile parle (West), Mumbai. in K Ward Mumbai, in K Ward admeasuring 874.80 Sq.mt. area being developed by M/s. JPV Realtors Private Limited

1. Following technical professionals are appointed by Owner / Promoter: -

   (i) Shri. Ankit U Jain of M/s. AR Design Studio as Architect.

   (ii) Shri. Gautam U. Chande as Structural Consultant.

   (iii) Shri. Subhash G. Mhatre as Site Supervisor.

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 of the building/Wing of the Real Estate Project as registered vide number **P51800052555** 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.

Table A

Building /Wing Number_(to be prepared separately for each Building /Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of Work (As On Dated 30-09-2025)
1	Excavation	100%
2	Basement (if any)	00%
3	Podiums (if any)	00%
4	Plinth	100%
5	Stilt Floor	100%
6	Number of Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
8	Sanitary Fittings within the Flat/Premises	00%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	100%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	90%
11	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 complete project as per specifications in agreement of sale. Any other activities.	50%

TABLE-B

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

Sr. No.	Common Area & Facilities, Amenities	Proposed	Percentage of completion (As on Dated 30-09-2025)	Details
1	Internal Road & Footpaths	No	00%	-
2	Water Supply	Yes	00%	Will be completed as per consultant Remarks
3	Sewerage Chamber Lines, Septic Tank	Yes	90%	Will be completed as per consultant Remarks
4	Storm water Drains	Yes	40%	Will be completed as per consultant Remarks
5	Landscape & Tree Planting	Yes	00%	Will be completed as per Tree NOC
6	Street Lighting	No	00%	-
7	Community Building	No	00%	-
8	Treatment and Disposal of Sewerage & Sullage Water	No	00%	-
9	Solid Waste Management & Disposal	Yes	00%	Will be completed as per Vermiculture NOC
10	Water conservation & Rain water Harvesting	Yes	00%	Will be completed as per consultant Remarks
11	Energy Management	No	00%	-
12	Fire Protection & Fire Safety Requirement	Yes	50%	Will be completed as per CFO NOC
13	Electric Meter room, substation, Receiving Station	Yes	20%	Will be completed by developer.
14	Others (Option to Add more)	No	00%	Will be completed by developer.

Yours Faithfully

Ankit Uttamchand Jain

Digitally signed by Ankit Uttamchand Jain
Date: 2025.10.13 18:47:50 +05'30'

Shri. Ankit U. Jain of M/s. AR Design Studio.
Lic. No. CA/2014/64556

Agreed and Accepted by

Signature of Promoter
Name: JPV Realtors Private Limited
Date: