

[Annexure-A]

FORM 1 (UT)

ARCHITECT'S CERTIFICATE

**Mr. Gautam E. Thakur,
Of, M/s NSB Properties, C.A. to Plot Owners,
B-7 & B-8 Bageshree Co-op. Housing Society Ltd.,
Shankar Ghanekar Marg, Prabhadevi,
Mumbai -400025**

Subject : Certificate of Percentage of Completion of Construction Work of ONE (01) no. of Building comprising of **ONE (01) Wings**, of the Single Phase of the Project [**MahaRERA Registration Number:: P51800052927**] known as " PARKWAY MANOR", situated on the plot bearing **CTS No. 1225 of Village Vile Parle-East also bearing F.P.No 292, TPS-II Vile Parle, located on Chitrakar Ketkar Marg, Vile Parle (East) , Mumbai-57**, demarcated by its boundaries (latitude and longitude of the end points) (**19 05 53.15N 72 51 4.42E, 19 05 54.28N 72 51 4.60E, 19 05 53.12N 72 51 4.93E, 19 05 54.20N 72 51 5.11E**) by Existing 9.15 mts (30 feet) wide Playground X Road no.1 (Known as Chitrakar Ketkar Marg) to the North , Plot bearing F.P. no 291 of T.P.S. no II Vileparle (1st variation Final) also bearing CTS no 1224 to the East , Plot bearing F.P. no 293 of T.P.S. no II Vileparle (1st variation Final) also bearing CTS no 1226 to the West , and by Existing Public Playground known as Waman Dubhashi Maidan to the South ; of village Vile Parle- East Taluka- Andheri Mumbai Suburban District, Pin Code 400 057, admeasuring **493.31 sq.mts.** is being developed by **Mr. GAUTAM E THAKUR , Proprietor of M/s. NSB PROPERTIES.**

Sir,

I, MR. AMBER VASANT NATEKAR, Regd. Architect, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the one (01) NO Building comprising of **ONE (01) Wing**, of the Single Phase of the Project [**MahaRERA Registration Number:: P51800052927**] situated on the plot bearing **CTS No. 1225 of Village Vile Parle-East also bearing F.P.No 292, TPS-II Vile Parle, located on Chitrakar Ketkar Marg, Vile Parle (East) , Mumbai-57**, admeasuring **493.31 sq.mts**, being by Mr. GAUTAM E THAKUR , Proprietor of M/s. NSB PROPERTIES.

Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s./Shri. AMBER VASANT NATEKAR as Architect.
- (ii) M/s/Shri. KAIVANT C. SHAH of m/s. K.C Shah Consultants as Structural Consultant.
- (iii) M/s /Shri. SANJAY S. BARI 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 **31/12/2025**, the Percentage of Work done for each of the building / Wing of the Real Estate Project as registered *vide* number **P51800052927 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 (One no. Single Building with 01 Wing)

Sr. No.	Tasks / Activity	Percentage of Work Done (%) (As on 31/12/2025)
(1)	(2)	(3)
1	Excavation	100
2	PIT (for Car Parking) and Plinth	100
3	Podium	0
4	Stilt Floor	85
5	NINE (09) number of Slabs of Super Structure (Including Refuge areas)	100
6	Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises	95
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	90
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	95
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/ Wing	90
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.	90

TABLE-B

Common Areas (Internal and External Development Works) in respect of the entire Registered Phase. (Common features for the One no Single Building with 01 Wing)

S.No	Common areas and facilities, Amenities	Proposed (Yes / No)	Percentage of Actual Work Done (As on 31 / 12 / 2025)	Details
1	2	3	4 (%)	5
1.	Internal Roads & Foot-paths. Open Compound Concrete and Paving.	Yes	85	Compound Concrete with finishing Paver tiles proposed to be installed.
2.	Water Supply	Yes	85	As per MCGM rules/regulations.
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	85	Laying of Internal Drainage lines, Manholes etc as per MCGM rules/regulations.

4.	Storm Water Drains	Yes	90	Storm water Drains to be provided.
5.	Landscaping & Tree Planting.	Yes	100	Existing retained trees and Newly planted trees as per Supt. Of Gardens remarks to be maintained.
6.	Street Lighting	Yes	90	Open Compound and compound gate / wall lighting with light installations to be fitted.
7.	Community Buildings	Yes	100	Common area viz. Society Office, Fitness Center, Servant Toilet, Entrance lobbies, Elec. Meter rooms etc. to be constructed as per provision in plans .
8.	Treatment and Disposal of sewage and sullage water	No	0	Sewage and Sullage discharge of the building to be constructed and connected to Municipal Sewage & Drainage lines.
9.	Solid waste Management & Disposal	Yes	90	Demolition and Excavated Debris to be disposed as per Online Debris NOC at designated sites.
10	Water Conservation, Rain Water Harvesting	Yes	90	Borewell to be executed on Site as per the Rain water Harvesting consultants remarks and guidelines.
11	Energy Management	Yes	90	Electric wiring for common compound Electric installations with LED light fixtures to be installed.
12	Fire Protection and Fire safety requirements	Yes	100	Fire Fighting equipments viz. Down comers, Wet risers etc. to be installed as per CFO NOC.
13	Electrical Meter room, Substation, receiving station	Yes	90	Space for electric Meters and, Work of cabling to and from electric meter cabinet and related work of ducts/ trenches etc to be constructed and installed. No Electrical Substation required as per Electrical service providers remarks.
14	Others : a. Car Parking	Yes	80	Car parking system to be installed.
	b. Passenger Lifts	Yes	95	Two passenger Lifts to be installed.

Yours Faithfully,

AMBER VASANT
NATEKAR

AMBER VASANT NATEKAR
Registered Architect.
C.O.A. Regn No. : CA /1994 / 17139

Agreed and Accepted by:

GAUTAM
EKANATH
THAKUR

Digitally signed by
GAUTAM EKANATH
THAKUR
Date: 2026.01.20
14:09:03 +05'30'

NAME : Mr. Gautam E. Thakur,
Of, M/s NSB Properties, C.A. to Plot Owners,
DATE :