Amber V Natekar G.D.Arch.,Cert. in PG (Dipl.)Val.,A.I.I.A.

Regd Architect & Project Consultants

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Ref. : NSB-PM / Form-1-X / IV / 26 Date : 03 / 04 / 2026

[*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 **31/03/2026**, 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 31/03/2026)**
(1)	**(2)**	**(3)**
1	Excavation	**100**
2	PIT (for Car Parking) and Plinth	**100**
3	Podium	**0**
4	Stilt Floor	**100**
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	**100**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**100**
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**100**
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/ Wing	**100**
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.	**100**

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 / 03 / 2026)**	**Details**
1	**2**	**3**	**4 (%)**	**5**
1.	Internal Roads & Foot-paths. Open Compound Concrete and Paving.	Yes	**100**	Compound Concrete with finishing Paver tiles proposed to be installed.
2.	Water Supply	Yes	**100**	As per MCGM rules/regulations.
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	**100**	Laying of Internal Drainage lines, Manholes etc as per MCGM rules/ regulations.

4.	Storm Water Drains	Yes	**100**	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	**100**	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	**100**	Demolition and Excavated Debris to be disposed as per Online Debris NOC at designated sites.
10	Water Conservation, Rain Water Harvesting	Yes	**100**	Borewell to be executed on Site as per the Rain water Harvesting consultants remarks and guidelines.
11	Energy Management	Yes	**100**	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	**100**	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 Systems b. Passenger Lifts	Yes Yes	**100** **100**	Car parking system to be installed. Two passenger Lifts to be installed.

Yours Faithfully,

AMBER VASANT NATEKAR

Digitally signed by AMBER VASANT NATEKAR
DN: c=IN, o=Personal, 2.5.4.20=30ADEAA1DB870E46B769E12ED9B468A6BAA22588D7FE976FD29852674225D370, postalCode=400057, st=Maharashtra, serialNumber=67A0DA5B1A9028E6247EE31488336449SE11D17ED2E7AE9CF5CCD16499FCB61F, cn=AMBER VASANT NATEKAR
Date: 2026.04.14 14:40:34 +05'30'

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: 2026.05.01 15:16:04 +05'30'

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

DATE :