•YMS Consultants Limited
202, Shree-Prasad House, Plot No. 517, 35th Road, TPS-III,
Off Linking Road, Bandra (W), Mumbai 400 050, Maharashtra
+91 22 67427403, yms@ymscl.in

FORM 1
ARCHITECT'S/ LICENSED SURVEYOR'S CERTIFICATE

Date: 01/01/2026.

To,
Eken Construction,
602, Eken Heights Corner of 21st,
& 33rd road Bandra West,
Mumbai.

Subject: Certificate of Percentage of Completion of Construction Work of proposed residential building to be known as **'THERESE'** having MahaRERA Registration Number P51800053034, situated on plot bearing C.T.S. No. F/375 of Village Bandra-F, F.P. No. 179 TPS Bandra III at Waterfield road, Bandra (West), Mumbai in H/W Ward District Mumbai, State Maharashtra PIN 400050 admeasuring 409.70 sq.mts. area being developed by **Eken Construction.**

Sir,

We, YMS Consultants Ltd. have undertaken assignment as Licensed Surveyor, of certifying Percentage of Completion of Construction Work of proposed residential building to be known as **'THERESE'** having MahaRERA Registration Number P51800053034, situated on plot bearing C.T.S. No. F/375 of Village Bandra-F, F.P. No. 179 TPS Bandra III at Waterfield road, Bandra (West), Mumbai in H/W Ward District Mumbai, State Maharashtra PIN 400050 admeasuring 409.70 sq.mts. area being developed by **Eken Construction.**

Based on Site Inspection, with respect to the building of the aforesaid Real Estate Project, we 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.

Table A

Building

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Basement(s) / Plinth – 01	100%

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3	Podiums - Nil	-
4	Stilt/Ground Floor - 01	100%
5	Slabs of Super Structure - 10	100%
6	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	90%
7	Sanitary Fittings within the Flat/Premises	80%
8	Staircases, Lifts Wells and Lobbies at each Floor level. Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	80%
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 Complete project as per Specifications in agreement of Sale. Any Other Activities	50%

TABLE-B

Common Areas (Internal & External Development Works) Works in Respect of the Registered Phase / Project Number

No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	0	As per approval
2.	Water Supply	Yes	0	As per approval
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0	As per approval
4.	Storm Water Drains	Yes	0	As per approval
5.	Landscaping & Tree Planting	Yes	0	As per approval
6.	Street Lighting	No	0	As per approval
7.	Community Buildings	No	0	As per approval
8.	Treatment and disposal of sewage and sullage water	No	0	As per approval
9	Solid Waste management & Disposal	Yes	0	As per approval

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10	Water conservation, Rain water harvesting	Yes	0	As per approval
11	Energy management	No	0	As per approval
12	Fire protection and fire safety requirements	Yes	0	As per approval
13	Electrical meter room, sub-station, receiving station	Yes	0	As per approval
14	Others (Option to Add more)	No	0	NA

Yours Faithfully

YOMESH RAO BE-CIVIL
L.S – License No. - R-151/LS

Agreed and Accepted by:

EKEN CONSTRUCTIONS MUMBAI

Signature of Promoter
Name: Mr. RUSSELL DREGO
Date: 01/01/2026

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