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Architect and Planner
Ar. Bhavin Modi
Ar. Madhura Bhavin Modi

**Annexure A**

**FORM 1**

**(See Regulation 3)**

**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 02nd July, 2026.

To,

**M/s. Ossia Buildcon Pvt. Ltd.**
B/ 302A, Victory Park,
Roshan Nagar, Chandavarkar Road,
Borivali (West), Mumbai.

**Subject:** Certificate of Percentage of Completion of Construction work of **"New Ashwin CHSL"** having on plot bearing F.P. No. 253 of TPS III Borivali, C.T.S. No. FP/ 253 of village Borivali situated at Babhai Borivali (West), Mumbai. Maha RERA Registration Number: **P51800053401** being developed by the **M/s. Ossia Buildcon Pvt. Ltd.**

Sir,

I, Shri Bhavin Arvind Modi have undertaken assignment as Architects Surveyor of certifying Percentage of Completion of Construction work of **"New Ashwin CHSL"** the building having Maha RERA Registration Number: **P51800053401** being developed by the **M/s. Ossia Builcon Pvt. Ltd.**

Based on Site Inspection, with respect to Layout of the Building 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 of the Real Estate Project under Maha RERA is as registered 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 A)**

Layout/Building/Wing Number 01 (to be prepared separately for each Layout/Building/Wing of the Project)

| **Sr. No.** | **Task/Activity** | **Percentage of Work Done** (As of date of the Certificate) |
|---|---|---|
| (1) | (2) | (3) |
| 1. | Excavation | 100% |
| 2. | Number of Basement(s) | N. A. |
| 3. | Number of Plinth | 100% |
| 4. | Number of Podium | N. A. |
| 5. | Stilt Floor | 100% |
| 6. | Slabs of Super Structure | 100% |
| 7. | Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/Premises | 85% |
| 8. | Sanitary Fittings within the Flat / Premises, Premises, Electrical Fittings within the Flat / Premises | 0% |
| 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. | 80% |
| 11. | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities. | 0% |

**Table A Building (Wing B)**

Layout/Building/Wing Number 01 (to be prepared separately for each Layout/Building/Wing of the Project)

| **Sr. No.** | **Task/Activity** | **Percentage of Work Done** (As of date of the Certificate) |
|---|---|---|
| (1) | (2) | (3) |
| 1. | Excavation | 100% |
| 2. | Number of Basement(s) | N. A. |
| 3. | Number of Plinth | 100% |
| 4. | Number of Podium | N. A. |
| 5. | Stilt Floor | 100% |
| 6. | Slabs of Super Structure | 85% |
| 7. | Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/Premises | 25% |
| 8. | Sanitary Fittings within the Flat/Premises, Premises, Electrical Fittings within the Flat/Premises | 0% |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks. | 50% |
| 10. | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing. | 0% |
| 11. | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities. | 0% |

**TABLE-B**

Common Area (Internal and External Development Works) in respect of the Registered Phase/Project Number

| Sr. No. | Common areas and Facilities, Amenities | Proposed (Yes/No) | Percentage of Work Done(As on date of the Certified | Details |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | No | 0% | NA |
| 2. | Water Supply | Yes | 0% | ----NA---- |
| 3. | Sewerage (chamber, lines, Septic Tank, STP) | Yes | 0% | ----NA---- |
| 4. | Storm Water Drains | Yes | 0% | ----NA---- |
| 5. | Landscaping & Tree Planting | Yes | 0% | ----NA---- |
| 6. | Street Lighting | No | - | ---NA--- |
| 7. | Community Buildings | No | - | ---NA--- |
| 8. | Treatment and disposal of sewage and sullage water. | No | 0% | ---NA--- |
| 9. | Solid Waste Management & Disposal | Yes | 0% | ---NA--- |
| 10. | Water Conversation & Rain Water Harvesting | Yes | 0% | ---NA--- |
| 11. | Energy Management | No | 0% | ---NA--- |
| 12. | Fire Protection and fire safety requirements | Yes | 0% | ---NA--- |
| 13. | Electrical meter room, sub-station, receiving station. | Yes | 0% | ----NA---- |
| 14. | Others (options to add more) | NA | - | - |

space vision

Architect and Planner
Ar. Bhavin Modi
Ar. Madhura Bhavin Modi

BHAVIN ARVIND MODI
Digitally signed by BHAVIN ARVIND MODI
Date: 2026.07.02 16:25:45 +05'30'

Yours Faithfully,

Signature & Name of Architect

**SHRI BHAVIN ARVIND MODI**

(License No CA/2002/28864)

BIPIN BABULAL SHAH
Digitally signed by BIPIN BABULAL SHAH
Date: 2026.07.24 16:26:01 +05'30'

Agreed and Accepted by:

Signature of Promoter

Name: **M/s. Ossia Buildcon Pvt. Ltd.**

Date: 02.07.2026.

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Borivali (East), Mumbai-400066.Tel.: 022-28708371/9863967137. Email : bhavinmodi@spacevisionarchitects.com