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ARCHITECT'S CERTIFICATE

Date: 16TH MAY 2025

To,
Poddar Realty India Pvt Ltd.,
Plot no.26, Shah Industrial Estate,
Opp. Anna Temple, New Link Road,
Andheri (West), Mumbai – 400 053.

Subject : Certificate of Percentage of Completion of Construction Work of VENUS Building of the Project [MAHARERA REGISTRATION NUMBER P51800053403] situated on plot bearing CTS no. 260/A/2 demarcated by its boundaries (latitude and longitude of the end points) plot bearing CTS no. 262/A to the North, plot bearing CTS no. 262/A to the West, plot bearing CTS 264 & 263 to the East, Taluka Andheri, District Mumbai City, Pin 400060. admeasuring 509.78 sq.mts. area being developed by Poddar Realty India Pvt. Ltd.

Sir,

I, Kalpesh Jain have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the VENUS Building of the Project, situated on the plot bearing CTS No. 260/A/2 of Division Konkan, village Mogra taluka Andheri District Mumbai Suburban PIN 400 060 admeasuring 509.78 sq.mts. area being developed by Poddar Realty India Pvt. Ltd

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

   (*i*) Shri Kalpesh Jain as Architect;

   (*ii*) Shri Sunil R Shah as Structural Consultant

   (*iii*) Shri Nebu Thomas as Site Supervisor

Based on Site Inspection, with respect to Building of the aforesaid Real Estate Project, I certify that as **on 31/03/2025** , the Percentage of Work done for the building of the Real Estate Project as registered *vide* number **P51800053403** 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.

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Table A

There is one building on plot under reference

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Plinth	100%
3	Number of Podiums	Not Applicable
4	Stilt Floor	100%
5	10 out of 10 number of Slabs of Super Structure	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 to obtain Occupation /Completion Certificate.	100%

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TABLE-B

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

S.No.	Common areas,and Facilities,Amenities	Proposed	Percentage of Work done	Details
		(Yes/No)		
1	Internal Roads & Footh-paths.	NO		
2	Water Supply	YES		
3	Sewarage (chamber, lines, Septic Tank , STP).	YES	100%	
4	Storm Water Drains	YES	100%	
5	Landscaping& Tree Planting.	YES	90%	
6	Street Lighting	NO		
7	Community Buildings	NO		
8	Treatment and disposal of sewage and sullage water.	YES	100%	
9	Solid Waste management & Disposal.	YES	100%	
10	Water conservation,	YES	100%	
11	Rainwater harvesting	YES	100%	
12	Energy management	NO		
13	Fire protection and fire safety requirements	YES	90%	
14	Electrical meter room.	YES	100%	
15	Others (Option to Add more).			

Yours faithfully,

Kalpesh Shantilal Jain

YASH DINESH PODDAR

Digitally signed by YASH DINESH PODDAR
Date: 2025.05.16 12:12:33 +05'30'

Kalpesh Jain.
(Architect)
CA/2009/45181