

MANOJ DUBAL & ASSOCIATES

Licensed Surveyors

Annexure A

FORM 1

LICENSED SURVEYOR CERTIFICATE

Date :- 08/04/2025

To,
Avalon Residency LLP
4th Floor, Techniplex – I,
Techniplex Complex,
Veer Savarkar Flyover,
Goregaon West, Mumbai 400104.

Subject: Certificate of percentage of Completion of Construction Work of **Avalon Residency Tower 2** having MaharRera Registration Number P51800053429 Being developed by Avalon Residency LLP

Sir,

I, Mr. Manojkumar Dubal, Partner of M/s. Manoj Dubal & Associates have undertaken assignment as Licensed Surveyor of certifying percentage of Completion of construction work of **Avalon Residency Tower 2**, having MahaRera Registration Number P51800053429, being developed By Avalon Residency LLP.

Based on Site Inspection, with respect to each of the Building/Wing 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/Wing of the Real Estate Project as registered vide number (P51800053429) 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

Lastly amended plans has been approved for building by Brihanmumbai Municipal Corporation vide no. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/337/4/Amend dated 10th October 2024.

Details of Work Completion is as per Building plans which is as follows:

Building “Avalon Residency Tower 2”

Sr. No.	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	100%
2	Basement (if any)	100%
3	Plinth	100%
4	Ground Floor (Part) + Stilt Floor (Part)	100%
5	Podiums 1 st to 7 th Podium	50%

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Sr. No.	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
	8 th Podium	30%
6	Slab of super Structure	Nil
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	Nil
8	Sanitary Fittings within the Flat/Premises	Nil
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	Nil
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	Nil
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 and all other requirements as may be required to complete project as per specifications in agreement of sale. Any other activities.	Nil

TABLE B

Common areas (internal and external road development works) in respect of the registered phase / project number

Sr. No.	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
1	Internal Roads & Footpaths	No	Not Applicable	
2	Water Supply	Yes	Nil	
3	Sewerage (Chamber, lines, Septic tank, STP)	Yes	Nil	
4	Storm Water Drains	Yes	Nil	
5	Landscaping & Tree Planting	Yes	Nil	
6	Street Lighting	No	Not Applicable	
7	Community Buildings	No	Not Applicable	
8	Treatment and disposal of sewage and sullage water.	Yes	Nil	
9	Solid Waste management & Disposal	Yes	Nil	
10	Water conservation / Rain water harvesting	Yes	Nil	

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Sr. No.	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
11	Energy management	Yes	Nil	
12	Fire protection and Fire Safety Requirements	Yes	Nil	
13	Electrical motor room, sub-station, receiving station.	Yes	Nil	
14	Others (Option to Add more)	-	-	

Yours Faithfully,

for Manoj Dubal & Associates

MANOJKUMAR
ASHWANIKUMAR
R DUBAL

Digitally signed by
MANOJKUMAR
ASHWANIKUMAR DUBAL
Date: 2025.04.08 15:19:33
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Partner

Licensed Surveyor
License No. D/203/LS

**Agreed and Accepted by
for Avalon Residency LLP**

Hussein
Abdul Karim
Balwa

Digitally signed by Hussein Abdul Karim Balwa
DN: c=IN, o=Personal, title=8336,
pseudonym=198c0a3e732a4c7e935e5c17a981
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2.5.4.20=f618a1740debb73a1759644a18be580
23ca05b07c367ce7a9ea9d01b99ae1d1dd,
postalCode=400104, st=Maharashtra,
serialNumber=7b244a802a93da3ef0994a373
d80da8f292f98e53c390b0bc455c6ed8031b5f1,
cn=Hussein Abdul Karim Balwa
Date: 2025.04.09 13:04:07 +05'30'

Hussein A K Balwa
Designated Partner