Annexure A

FORM 1

LICENSED SURVEYOR CERTIFICATE

Date: - 03/07/2026

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,

We, M/s Manoj Dubal & Associates, Mumbai have undertaken assignment as Licensed Surveyor of 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 layout / 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 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.

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:

TABLE-A

Within the "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	1st to 8th Podium	100%
6	Podiums 9th Podium to 11th Podium + Service Floor	50%
7	Amenity 12th Floor	50%
8	Slab of super Structure - 13th to 27th Floor	100%
9	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	Internal walls – 14th - 18th Floor Internal plaster – 14th - 18th Floor
10	Sanitary Fittings within the Flat/Premises	NIL

Sr. No.	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
11	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	Completed upto 27th floor UGT – Construction Completed OHT - NIL
12	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	NIL
13	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	
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 DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2026.07.03 16:22:53 +05'30'

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
Date: 2026.07.07 11:27:23 +05'30'

Hussein A K Balwa
Designated Partner