Annexure A

FORM 1

(See Regulation 31)

ARCHITECT'S CERTIFICATE

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

Date: -17-01-2026

To,
M/s. Ary Developers,
DILKHUSH BUNGLOW, SHOP NO. 01,
J.P. ROAD NEXT TO AZAD NAGAR METRO STATION,
Mumbai- 400053.

Subject: Certificate of Percentage Completion Work of Umar Park CHSL for construction of building situated on the Plot bearing CTS No. 171-A, F. P. No. 34 of TPS II Andheri demarcated by its boundaries (latitude and longitude of the end points) 19° 07' 33.74"N,72° 50' 20.37" E to the North, 19° 07' 35.20" N, 72° 50' 20.76" E to the South 19° 07' 33.56"N, 72° 50' 21.33E"E to the East,19° 07' 35.02" N, 72° 50' 21.52" E to the West of division Mumbai village Andheri (W) J. P. Road, Andheri (W), Mumbai admeasuring 3086.27sq. mtr area having Maha Rera Registration Number P51800053460 Being developed by Ary Developers

Sir,

I Mr. Arun Gurav have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of Umar Park CHSL having MAHARERA Registration Number P51800053460 Being developed by Ary Developers.

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.

ARUN GURAV
LS
840002661

For ARY DEVELOPERS

Proprietor

TABLE-A .

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

SR.NO	TASK / ACTIVITY	PERCENTAGE OF ACTUAL WORK DONE (AS ON 17-01-2026)
1	Excavation.	100%
2	Basements (if any)	100%
3	Podiums (if any)	0%
4	Plinth.	100%
5	Stilt/Ground Floor.	80%
6	Slabs of Super Structure.	46.66%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises.	0%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	0%
10	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 and all	0%

For ARY DEVELOPERS

Proprietor

ARUN GURAV
LS
840002661

TABLE-B

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

SR.NO	COMMON AREAS AND FACILITIES	PROPOSED (YES / NO)	PERCENTAGE OF WORK DONE AS ON DATED 17-01-2026	DETAILS.
1	Internal Roads & Footpaths	NO	N.A.	N.A.
2	Water Supply	Yes	0%	
3	Sewerage (Chamber, lines, Septic Tank, SIP).	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	No	N.A.	N.A.
6	Street Lighting	No	N.A.	N.A.
7	Community Buildings	No	N.A.	N.A.
8	Treatment and disposal of sewage and sullage water.	No	N.A.	N.A.
9	Solid Waste management & Disposal	No	N.A.	N.A.
10	Water conservation / Rain water harvesting	Yes	0%	
11	Energy management	No	N.A.	N.A.
12	Fire protection and lire safety requirements	Yes	0%	
13	Electrical meter room, sub-station receiving	Yes	0%	
14	Others (IF ANY)			

Yours Faithfully,

For Skyline Inframart Consultant L.L.P.

ARUN GURAV
LS
840002661

Shri. Arun Gurav
(L.S 840002661)

For ARY DEVELOPERS

Proprietor

Agreed and accepted by:

For M/S. Ary Developers

Mr. AMIR AMANULLAH MOHAMED YUSUF
Proprietor of ARY DEVELOPERS
(Owner as developer