SAMOON & ASSOCIATES
Architects • Engineers • Valuers

Ref.:1808/RERA-CERT/ZS/10

30th January, 2026

FORM 1 [see Regulation 3)

ARCHITECTS CERTIFICATE

To,
M/s. Neelyog Builders Private Limited
Unit No.1037, 10th Floor, N.S. Phadke Road,
Andheri (East), Mumbai - 400 069.

Subject : Certificate of percentage of Completion of Construction work for Project known as "Neelyog Aarana" having MahaRERA Registration Number : **P51800053483** being developed by **M/s. Neelyog Builders Private Limited as on 31.12.2025.**

Sir,

We, **M/s. Samoon F. Rassiwala** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction work of Sale Building known as "Neelyog Aarana" of the project, [Registration Number- **P51800053483**] being developed by **M/s. Neelyog Builders Private Limited.**

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 as registered vide Number **P51800053483** under RERA is as per Table A herein below. The percentage of the work executed with respect to each of the major activity of the entire phase is detailed in Table B.

SAMOON & ASSOCIATES MUMBAI-2.

.....2/-

Off: New Sethna Bldg, 8A, 3rd Floor, 214-18, Princess Street, Opp. Wadia Fire Temple, Mumbai - 400 002.
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Table A

Sale Building (to be prepared separate for each building of the project)

Sr. No.	Tasks/Activity	Percentage of the Actual Work Done "A Wing"	Percentage of the Actual Work Done "B Wing"	Percentage of the Actual Work Done "C Wing"	Percentage of the Actual Work Done "D Wing"
1	Excavation	100%	100%	100%	100%
2	Basements (if any) UG Tank except Fire Tank & Pump Room	75%	100%	100%	100%
3	Podiums Parking (1 to 6 Floor & 7th Floor Landscape Garden)	0%	100%	100%	100%
4	Plinth	100%	100%	100%	100%
5	Stilt floor/Ground Floor	0%	100%	100%	100%
6	Slabs of Super Structure	13.5% (2 Slab)	100% (15 Slab)	100% (15 Slab)	100% (15 Slab)
7	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows within flat/premises.	0%	45%	65%	100%
8	Sanitary Fitting within the Flat/Premises	0%	6.5%	0%	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	60%	70%	100%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing.	0%	35%	60%	100%
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.	0%	0%	0%	30%

.....3/-

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MUMBAI-2.

Table – B

Common Areas (Internal & External Development Works) in respect of the entire Registered Phase/Project

Sr. No.	Common areas and facilities	Proposed Yes/No	Percentage of Actual Work done	Details
1	Internal Roads & Footpaths	No	NA	C Wing: 20% D Wing: 30%
2	Water Supply	Yes	0%	
3	Sewerage (chamber)	Yes	33.75%	C Wing: 50% D Wing: 85%
4	Storm Water Drains	Yes	32.50%	C Wing: 50% D Wing: 80%
5	Landscaping & Tree planning	Yes	0%	
6	Street Lighting	No	NA	
7	Community Buildings	No	NA	
8	Treatment and disposal of sewage and sullage water	Yes	0%	
9	Solid Waste management & Disposal	Yes	0%	
10	Water conservation, Rain Water Harvesting	Yes	0%	
11	Energy Management	NA	NA	
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical Meter Room, sub-station, receiving station.	Yes	7.50%	D Wing: 30%
14.	Others (option to Add more)	No	NA	
15.	Electrical Chamber Line: D Wing	Yes	80%	

Yours faithfully,
For **SAMOON & ASSOCIATES**

SAMOON & ASSOCIATES MUMBAI-2.

(SAMOON F. RASSIWALA)
Licensed Surveyor
MCGM License No.R/45

Agreed and Accepted by

Signature of the Promoter
Name : **Yogesh B. Mehta**
Date : 30.01.2026

NEELYOG BUILDERS PVT. LTD.