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Architect and Planner
Ar. Bhavin Modi
Ar. Madhura Bhavin Modi

Annexure A

FORM 1

(See Regulation 3)

ARCHITECT'S CERTIFICATE

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

(QUARTER PERIOD OF 01st October, 2025 TO 31st December 2025)

Date: 31st December, 2025.

To,

MP Space Dynamics Pvt. Ltd
1305, Hurrah, City of Joy,
Nirmal Lifestyle, JSD Road,
Mulund West, Mumbai – 400 080.

Subject: Certificate of Percentage of Completion of Construction work of **"Pandurang wadi Laxmi Niwas CHSL"** having on plot bearing C.T.S. No. 95 of village pahadi Goregaon situated at 4th cross Road, Goregaon (East), Mumbai. Maha RERA Registration Number: **P51800053770** being developed by the **MP Space Dynamics Pvt. Ltd.**

Sir,

I, Shri Bhavin Arvind Modi have undertaken assignment as Architects Surveyor of certifying Percentage of Completion of Construction work of **"Pandurang wadi laxmi Niwas CHSL"** the building having Maha RERA Registration Number:**P51800053770** being developed by the **MP Space Dynamics Pvt. Ltd.**

Based on Site Inspection, with respect to Layout of the Building 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 of the Real Estate Project under Maha RERA is as registered 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.

Office Address : 1004, 10th Floor, B-Wing, Western Edge-II, Behind Metro, Off Western Exp Highway,
Borivali (East), Mumbai - 400066, Tel.: 022-28708371 / 9869367137. Email : bhavinmodi@spacevisionarchitects.com

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Table A

Layout/Building/Wing Number 01 (to be prepared separately for each Layout/Building/Wing of the Project)

Sr. No.	Task/Activity	Percentage of Work Done (As of date of the Certificate 1st Oct. 2025 to 31st Dec. 25)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	N. A.
3.	Number of Plinth	50%
4.	Number of Podium	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat / Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Premises, Electrical Fittings within the Flat / Premises.	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	0%
10.	The 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0%

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TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done(As on date of the Certified 1st Oct. 2025 to 31st Dec. 25)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	0%	NA
2.	Water Supply	Yes	0%	----NA----
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	----NA----
4.	Storm Water Drains	Yes	0%	----NA----
5.	Landscaping & Tree Planting	Yes	0%	----NA----
6.	Street Lighting	No	0%	---NA---
7.	Community Buildings	No	0%	---NA---
8.	Treatment and disposal of sewage and sullage water.	Yes	0%	---NA---
9.	Solid Waste Management & Disposal	Yes	0%	---NA---
10.	Water Conversation & Rain Water Harvesting	Yes	0%	---NA---
11.	Energy Management	Yes	0%	---NA---
12.	Fire Protection and fire safety requirements	Yes	0%	---NA---
13.	Electrical meter room, sub-station, receiving station.	Yes	0%	----NA----
14.	Others (options to add more)	NA	-	-

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Note: This Certificate issued is based on physical verification and promoter's written declaration confirming absence of any legal restraint.

Yours Faithfully,
Signature & Name of Architect

SHRI BHAVIN ARVIND MODI
(License No CA/2002/28864)

RAKESH SHAHAJI MURHE

Digitally signed by RAKESH SHAHAJI MURHE
Date: 2026.04.02 12:55:40 +05'30'

Agreed and Accepted by:
Signature of Promoter
Name: **MP Space Dynamics Pvt. Ltd**
Date: 31.12.2025.

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