RATNSORB
ARCHITECTURE AND DESIGN

**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)

Date 30th September 2025.

To,
M/s Tulsiani Sumer Associates.
1103/1104, Tulsiani Chambers
212, Nariman Point
Mumbai- 400 021

Subject: Certificate of Percentage of Completion of Construction Work of **"Tulsiani Sumer Associates- MINT PROJECT"** having MahaRERA Registration Number P51800053816 (Only Applicable after Registration) being developed by M/s Tulsiani Sumer Associates.

Sir,

I, Mr Bergees Rusi Italia, Proprietor of M/s Ratnsorb Architecture & Design have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **"Tulsiani Sumer Associates- MINT PROJECT"** (Bld. No. 3 Wing A) having MahaRERA Registration Number P51800053816 (Only Applicable after Registration) being developed by Tulsiani Sumer Associates.

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.

17-A | 2ND FLOOR | MUNICIPAL INDUSTRIAL ESTATE | GANDHINAGAR | WORLI | MUMBAI 400 018 | INDIA |
T. +91-22-494-5675 | 91-22-4002-1032 |
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## TABLE – A

MINT (Bld. No. 3 Wing A) Number _____ (to be prepared separately for each Layout/Building/Wing of the Project)

| Sr. No. (1) | Tasks/Activity (2) | Percentage of Actual Work Done (As on the date of Certificate) (3) |
|---|---|---|
| 1. | Excavation | 100% |
| 2. | Basements (if any) | 100% |
| 3. | Podiums (if any) | 100% |
| 4. | Plinth | 100% |
| 5. | Stilt Floor | 85% |
| 6. | Slabs of Super Structure | 100% |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises | 80% |
| 8. | Sanitary Fittings within the Flat/Premises | 0 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks | 90% |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 85% |
| 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. | 75% |

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**TABLE – B**

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

| Sr. No. (1) | Common areas and Facilities (2) | Proposed (Yes/No) (3) | Percentage of Actual Work Done (As on the date of Certificate) (4) | Details (5) |
|---|---|---|---|---|
| 1. | Internal Roads & Footpaths | yes | 50% | - |
| 2. | Water Supply | yes | | Labor drinking purpose |
| 3. | Sewerage (Chamber, lines, STP) | yes | 85% | STP complete, common sewer line complete |
| 4. | Storm Water Drains | yes | 85% | |
| 5. | Landscaping & Tree Planting | yes | 0 | |
| 6. | Street Lighting | yes | 0 | |
| 7. | Community Buildings | no | NA | |
| 8. | Treatment and disposal of sewage and sullage water. | yes | 100% | STP |
| 9. | Solid Waste management & Disposal | yes | | Through MCGM Authorised vendor |
| 10. | Water conservation/Rain water harvesting | yes | 55% | |
| 11. | Energy management | yes | 0 | |

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| Sr. No. (1) | Common areas and Facilities (2) | Proposed (Yes/No) (3) | Percentage of Actual Work Done (As on the date of Certificate) (4) | Details (5) |
|---|---|---|---|---|
| 12. | Fire protection and fire safety requirements | yes | 80% | |
| 13. | Electrical meter room, sub-station, receiving station. | yes | 70% | Receiving st. construction power supply company 100% complete |
| 14. | Others (Option to Add more) | | | |

Yours faithfully,

(Mr. BERGEES RUSI ITALIA)
Prop. Of M/s Ratnsorb Architecture & Design
Signature & Name
(IN BLOCK LETTERS) of L.S/Architect
(License No. CA/99/24375)

Agreed and Accepted by:
Signature of Promoter
M/s Tulsiani Sumer Associates

Mr. Raghuvir Sadashiv Kuwelker
(Partner)

Name:

Date:30/09/2025

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