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 31st December 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.

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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	90%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	85%
8.	Sanitary Fittings within the Flat/Premises	0
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	95%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%
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.	85%

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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	60%	-
2.	Water Supply	yes		Labor drinking purpose
3.	Sewerage (Chamber, lines, STP)	yes	90%	STP complete, common sewer line complete
4.	Storm Water Drains	yes	90%	
5.	Landscaping & Tree Planting	yes	25%	
6.	Street Lighting	yes	75%	
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	60%	
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	90%	
13.	Electrical meter room, sub-station, receiving station.	yes	75%	Receiving st. constructi on power supply company 100% complete
14.	Others (Option to Add more)			

Yours faithfully,

RATNSORB ARCHITECTURE AND DESIGN MUMBAI 400 018

(Mr. BERGESS 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:31/12/2025

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