

VIJAY PHULKAR G. D. Arch, AIA
ANUP PHULKAR B. Arch, P.G. DACM
RASHMI PHULKAR B. Arch., P.G. DPM

PHULKAR & PHULKAR
(ARCHITECTS)

D-1, Gr. Fl. Prashal Society, Sant Janabai Road, Vile Parle (E), Mumbai-400 057. Tel: 022 35673383

Ref:- N-1614/017/2026

Date : 27 January 2026

Annexure A
FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE
(As on 31/12/2025)

To,
M/s. Pearl Infra
F-48, Profit Centre,
90ft Road, Kandivali West,
Mahavir Nagar, Mumbai Suburban,
Borivali – 400067

Subject: Certificate of Percentage of Completion of Construction work as on **31/12/2025** of **Ashiyana Apartment CHSL** having MahaRERA Registration Number: **P51800054430** being developed by **M/s. Pearl Infra.**

Sir,

I Mr. Anup Vijay Phulkar, of M/s Phulkar & Phulkar Architects have undertaken assignment as Architects/Licensed Surveyor of certifying Percentage of Completion of Construction work of Ashiyana Apartment CHSL the building having MahaRERA Registration Number: P51800054430 being developed by M/s. Pearl Infra.

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 of the building of the said Real Estate Project under MahaRERA 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.

Table A
Layout/Building/ Ashiyana

Sr.No	Task/Activity	Percentage of Work Done (As of date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)-NIL	NA
3.	Number of Plinth- 1	100%
4.	Number of Podium NIL	NA
5.	Stilt Slab (Transfer Lvl Slab)-1	100%
6.	Slabs of Super Structure-13	24%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/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.	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%

TABLE-B

Common Area (Internal and External Development Works) for (Project Ashiyana Apartment Chsl)

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done (As on date of the Certified)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Compound Paving	Yes	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	No	0%	---NA---
6.	Compound Area Lighting	Yes	0%	---NA---
7.	Community Buildings	No	0%	---NA---
8.	Treatment and disposal of sewage and sullage water.	Yes/No	0%	---NA---
9.	Solid Waste Management & Disposal	No	0%	---NA---
10.	Water Conversation & Rain Water Harvesting	Yes	0%	---NA---
11.	Energy Management	No	0%	---NA---
12.	Fire Protection and fire safety requirements	Yes	0%	---NA---
13.	Electrical metre room.	Yes	0%	---NA---
14.	Others (options to add more)	Yes		

Yours Faithfully,

ANUP
VIJAY
PHULKAR

(ANUP V. PHULKAR)

L.S/Architect

License No-CA/2004/34540

Digitally signed by ANUP VIJAY PHULKAR
DN: c=IN, o=PERSONAL, pseudonym=e4e4803d5ccc42439dae6dec
1121468,
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postalCode=400057, st=MAHARASHTRA,
serialNumber=+54493237961899940c39c1
e77f78922c97a5134e53c0382d1080f3357
O2A, cn=ANUP VIJAY PHULKAR
Date: 2024.01.27 18:14:59 +05'30'

Agreed and Accepted by:

SALEEM
SALAM
SHAIKH

Signature of Promoter

Digitally signed by SALEEM SALAM SHAIKH
DN: c=IN, o=PERSONAL, title=B280,
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serialNumber=7f2ee6db7b00f128ee049e
be14fc0dc6cbbba07e627f0c5e3886c39f0
d6769, cn=SALEEM SALAM SHAIKH
Date: 2024.01.28 15:18:47 +05'30'