Sanjay B. Shah B.E. (Civil)
LICENCED SURVEYORS & ENGINEERS

REF. No. _____ DATE 07/07/2026

Annexure A
FORM 1
[See regulation 3]

LICENSED SURVEYOR'S CERTIFICATE

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

To,
MODIS NAVNIRMAN LIMITED
Shop no-1, Rashmi Heights Building,
Opp Kamla Nagar, M.G Road,
Kandivali West, Mumbai- 400067

Subject: Certificate of percentage of Completion of Construction Work of **Rashmi Square** having MaharRera Registration Number **P51800054722** (Only Applicable after project registration) Situated on The Plot Bearing **CTS NO 258 A Village Borivali, Jayraj Nagar, Off New Link Road Borivali (West), Mumbai -400 092. admeasuring 2235.72 sq.mtrs**.area Being developed **by MODIS NAVNIRMAN LIMITED**

Sir,

I **SANJAY B. SHAH** have undertaken assignment as Licensed Surveyor of percentage of Completion of construction work of **Rashmi Square** Having MahaRera Registration Number **P51800054722** (Only Applicable after project registration) Situated on The Plot Bearing **CTS NO 258 A Village Borivali, Jayraj Nagar, Off New Link Road Borivali (West), Mumbai - 400 092. admeasuring 2235.72 sq.mtrs**. area Being developed **by MODIS NAVNIRMAN LIMITED**

1. Following Technical Professionals are appointed by owner /promoter: -
   (I) **Shri. SANJAY B. SHAH** as Licensed Surveyor
   (II) **Shri. HIREN M . TANNA** as Structural Consultant
   (III) **Shri. RUSHABH N. SHAH** as Site Supervisor

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.

2A & 3, PANCHVATI, S. V. ROAD, KANDIVLI (W), MUMBAI - 400 067.
TEL.: +91-22-2802 2525 • +91-22-2802 1515
E-mail : sanb.shah@gmail.com / sanjaibshah@gmail.com

TABLE-A

Layout/Building/Wing Number____(to be prepared separately for each Layout/Building/Wing of the project

Sr. No	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums (if any)	100%
4	Plinth	100%
5	Stilt Floor	100%
6	Slab of super Structure	100%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	85%
8	Sanitary Fittings within the Flat/Premises	20%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	100%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	80%
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 road development works) in respect of the registered phase / project number

Sr. No	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
1	Internal Roads & Footpaths	YES	80%	
2	Water Supply	YES	0%	
3	Sewerage (Chamber, lines, Septic tank, STP)	YES	70%	
4	Storm Water Drains	YES	50%	
5	Landscaping & Tree Planting	YES	0%	
6	Street Lighting	YES	0%	
7	Community Buildings	NO	0%	
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	50%	
11	Energy management	NO	0%	
12	Fire protection and Fire Safety Requirements	YES	80%	
13	Electrical motor room, sub-station, receiving station.	YES	75%	
14	Others (Option to Add more)	NO	0%	

Thanking you,
Yours Faithfully,

Sanjay Bhailal Shah

Digitally signed by Sanjay Bhailal Shah
DN: c=IN, o=Personal, title=4460, pseudonym=to2phgi78bcr3dzswqa1km4yx95t6dpn, 2.5.4.20=6769f9b077d0a48f96bc259d11f1a6089a6a9eebee194e22cab79f1ed4a5ee21, postalCode=400067, st=Maharashtra, serialNumber=b21f8181f998f1d33b5bee7221209e6e0b132c100c1891ff19a29bb1f3707b9f, cn=Sanjay Bhailal Shah
Date: 2026.07.14 11:31:55 +05'30'

Sanjay B. Shah
Licensed Surveyor & Engineer
Lic. No. : 840011719

Agreed and accepted by

MAHEK DINESH MODI

Digitally signed by MAHEK DINESH MODI
Date: 2026.07.14 16:55:10 +05'30'

Signature of Promoter
Name- Mahek D. Modi
Director of Modi's Navnirman Limited
Date-07/07/2026

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