MANISH SHAH
ARCHITECT & PROJECT CONSULTANT

FORM 1

[*See* Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 10.02.2026

To,

M/s Geetaspans Realtors Pvt. Ltd.
SH-02, A & B Commercial, Janki Heritage,
150 Feet Road, Near Reena Mehta College,
Near Over Bridge, Bhayander (West),
Dist- Thane MH- 401101.

Subject: Certificate of Percentage of Completion of Construction Work of "Anjani Shikhar" having MahaRERA Registration Number P51800054761 being developed by M/s Geetaspans Realtors Pvt. Ltd.

Sir,

I, Mr. Manish M. Shah have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **"Anjani Shikhar"** Approved u/no P-8931/2021/(681)/R/C Ward/FP/337/3/Amend dated 04.09.2025 and Approved FCC u/no. P-8931/2021/(681)/R/C Ward/FP/FCC/1/Amend dated 09.10.2025 for building comprising of 2 level Basement + ground + 1st to 20th upper floors having MahaRERA Registration Number P51800054761 being developed by **M/s Geetaspans Realtors Pvt. Ltd.**

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.

TABLE - A

Project - **"Anjani Shikhar"**

Sr. No. (1)	**Tasks /Activity** (2)	**Percentage of Actual work done** (as on 31.12.2025) (3)
1.	Excavation	100%

2.	Basements (if any)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt part Ground Floor	100%
6.	Slabs of Super Structure	80%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	60%
8.	Sanitary Fittings within Flat/Premises	0%
9.	Staircases, Lift Wells and Lobbies at each Floor Level, Overhead and Underground Water Tanks	60%
10.	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 and all other requirements as may be required to complete project as per specifications in Agreement for Sale. Any other activities.	0%

TABLE - B

Common Areas (Internal & External Developments Works) in respect of the Registered Phase/ Project Number

Sr.No. (1)	**Common Areas & Facilities** (2)	**Proposed (Yes/No)** (3)	**Percentage of Actual Work Done** (as on 31.12.2025) (4)	**Details** (5)
1.	Internal Roads & Footpaths	No	-	NA
2.	Water Supply	Yes	10%	As per P Form from HE dept. before issue of

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				OCC
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	As per Sewerage remark before issue of OCC
4.	Storm Water Drains	Yes	10%	As per SWD remarks before issue of OCC
5.	Landscaping & Tree Planting	Yes	0%	As per SG NOC before issue of OCC
6.	Street Lighting	No	-	NA
7.	Community Buildings	No	-	NA
8.	Treatment & Disposal of Sewage & Sullage Water	No	-	NA
9.	Solid Waste management & Disposal	Yes	-	As per SWM NOC before issue of OCC
10.	Water Conservation/ Rain Water Harvesting	Yes	0%	As per RWH consultant design before issue of OCC
11.	Energy Management	No	-	NA
12.	Fire Protection & Fire Safety Requirements	Yes	0%	As per CFO NOC before issue of OCC
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	As per Power supply authority before issue of OCC
14.	Others (Option to add more)	No	-	NA

Yours faithfully,

Manishkumar Manharlal Shah

AR. Manish M. Shah
(License No. **CA/93/16466**)

Agreed and Accepted by:

For GEETASPANS REALTORS PVT. LTD

Director

Signature of Promoter
Name: Pankaj Bhutra
Date: 10.02.2026

Wing - B, 1101, Western Edge II, Western Express Highway, Borivali (East), Mumbai - 400 066. | arshahmanish@gmail.com
+91 22 2870 5599 / +91 22 2870 6699 | R. No.: CA/93/16466 | GST No.: 27ACQPS9950HIZQ | PAN No.: ACQPS9950H