• Engineers
• Architects
• Licensed Surveyor
• Development Manager
• PMC

archo CONSULTANTS

FORM 1
ARCHITECT'S CERTIFICATE

Date: 01/4/2026

To,
M/s. Real Infrastructure Co.
101, Real Tech Park, Plot No. 39/2,
Sector 30/A, Vashi, Navi Mumbai – 400 703.

Subject : Certificate of Percentage of Completion of Construction Work of Proposed redevelopment of existing building No. 31, known as Subhash Nagar Sheetal CHS Ltd. on plot bearing C.T.S. No. 826 (pt.), N.G. Acharya Marg, Chembur (E), Mumbai - 400 071, Area being developed by **The Real Infrastructure Co.**
Sir,

I, **Sachin Rakshe** of **M/s Archo Consultants** have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of proposed redevelopment of Building No. 31, Known as Subhash Nagar Sheetal CHS. Ltd. on plot bearing no. 826 (pt), of Village Chembur, at Subbhash Nagar, Chembur, Mumbai – 400071. Area being developed by The Real Infrastructure Co.

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 FOR WING 'A'

Sr. No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certficate) (3)
1	Excavation	100%
2	Basements (if any)	100%
3	Podiums (if any)	0.00%
4	Plinth	100%
5	Stilt Floor	100%
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	0.00%

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.	45%
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.	10%

TABLE-A FOR WING 'B'

Sr. No.	Task / Activity	Percentage of Actual Work Done (As on date of the Certficate)
(1)	(2)	(3)
1	Excavation	100%
2	Basements (if any)	100%
3	Podiums (if any)	0.00%
4	Plinth	100%
5	Stilt Floor	100%
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	0.00%
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.	45%
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.	10 %

TABLE B

Common Area (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 date of the Certificate) (4)	Details (5)
1	Internal Roads & Footpaths	Yes	0%	Driveway
2	Water Supply	Yes	0%	MCGM
3	Sewerage (Chamber lines, Septic Tank, STP)	Yes	0%	MCGM
4	Storm Water Drains	Yes	0%	Developer
5	Landscaping & Tree Planting	No	0%	NA
6	Community Buildings	Yes	0%	Driveway Lighting
7	Street Lighting	No	0%	NA
8	Treatment and disposal of sewage and sullage water	No	0%	NA
9	Solid Waste management & Disposal	No	0%	NA
10	Water conservation / Rain water harvesting	Yes	0%	Only Rain Water Harvesting by Developer
11	Energy management	No	0%	NA
12	Fire Protection and fire safety requirements	Yes	0%	Developer
13	Electrical meter room, sub - station, receiving station	Yes	0%	Developer
14	Others (Option to Add more).			NA

Yours Faithfully,

M/s. Archo Consultants,

M/S. ARCHO CONSULTANTS MUMBAI

Sachin K. Rakshe (LS)
Lic. No.(R/172/LS/2009)
Agreed and Accepted by:

For **M/s. Real Infrastructure Co.**

For M/S. REAL INFRASTRUCTURE CO

Partner