

FORM 1

ARCHITECT'S CERTIFICATE

Date: 28th April 2025

To,

M/S. DIMPLE REALTORS PVT LTD

S-2 73 East, Ground Floor,

On MG Road, Off. Link Road,

Maharashtra Nagar,

Kandivali West,

Mumbai 400067

Subject: Certificate of Percentage Completion of Construction Work of Building **“73 EAST” as of 31.03.2025** consisting of 1 Building situated on the Plot bearing (1) Survey No.75 Hissa No.3 corresponding C.T.S. No. 692, admeasuring 910 sq. mtrs, (2) Survey No. 40, Hissa No. 9, corresponding C.T.S. No. 693, admeasuring 982.5 sq. mtrs, (3) Survey No.41 Hissa No. 10 corresponding C.T.S No. 710 admeasuring 1551.15 sq. mtrs, (4) Survey No.40, Hissa No.6, corresponding C.T.S. No.721, admeasuring 267.7 sq. mtrs, (5) Survey No. 75 Hissa No. 5 (pt) corresponding C.T.S. No. 694, admeasuring 882.60 sq.mtrs, (6) Survey No.40 Hissa No.7 corresponding to CTS No.722 admeasuring 2085.90 sq. mtrs, (7) Survey No.40, Hissa no. 4A, corresponding to C.T.S No.719, admeasuring about 1106.4 sq. mtrs, (8) Survey No.41, Hissa No.3 corresponding to CTS No. 711/B admeasuring 815 sq. mtrs and CTS No.711/C admeasuring 518.24 sq. mtrs all situate, lying and being at Mahatma Gandhi Road, Kandivali (West), Mumbai 400 067 of Village Kandivali, Taluka Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban demarcated by its boundaries CTS No 690, 723 & 13.40 DP Road to the East, CTS No 697, 695, 709,

711/A to the West, 27.45 Mt DP Road (MG Road) on the North and CTS no 720, 732, 733 734 & 718 to the South being developed by **M/S. DIMPLE REALTORS PVT LTD.**

Ref : MahaRERA Registration Number P51800015343

Sir,

I, Mr. Suresh Gaikwad have undertaken assignment as Architect / Licensed Surveyor for certifying Percentage Completion of Construction Work of the Subjected Real Estate Project registered under MahaRERA, being 1 Building on the Plot bearing (1) Survey No.75 Hissa No.3 corresponding C.T.S. No. 692, admeasuring 910 sq. mtrs, (2) Survey No. 40, Hissa No. 9, corresponding C.T.S. No. 693, admeasuring 982.5 sq. mtrs, (3) Survey No.41 Hissa No. 10 corresponding C.T.S No. 710 admeasuring 1551.15 sq. mtrs, (4) Survey No.40, Hissa No.6, corresponding C.T.S. No.721, admeasuring 267.7 sq. mtrs, (5) Survey No. 75 Hissa No. 5 (pt) corresponding C.T.S. No. 694, admeasuring 882.60 sq.mtrs, (6) Survey No.40 Hissa No.7 corresponding to CTS No.722 admeasuring 2085.90 sq. mtrs, (7) Survey No.40, Hissa no. 4A, corresponding to C.T.S No.719, admeasuring about 1106.4 sq. mtrs, (8) Survey No.41, Hissa No.3 corresponding to CTS No. 711/B admeasuring 815 sq. mtrs and CTS No.711/C admeasuring 518.24 sq. mtrs all situate, lying and being at Mahatma Gandhi Road, Kandivali (West), Mumbai 400 067 of Village Kandivali, Taluka Borivali, Mumbai Suburban District being developed by **M/S. DIMPLE REALTORS PVT LTD.**

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Mr. Suresh Gaikwad, Skytech Consultants as L.S. / Architect,
- (ii) Mr. Haresh Patel, Patel Kulkarni & Associates as Structural Engineer and Structural Consultant,
- (iii) Mr. Jayesh N Rawal as Site Supervisor.

Based on the site inspection, with respect to the Building of the aforesaid Real Estate Project, I certify that as on 31st March 2025, the Percentage of Work done of the building of the Real Estate Project as registered vide number P51800015343 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 the Table B.

TABLE A

Building called "73 EAST"

Sr. No	Tasks / Activity	% of Work Done
1	Excavation	100 %
2	1 number of Basement (s)	100 %
3	Plinth	100 %
4	9 number of podiums	100 %
5	Stilt Floor	100 %
6	41 out of 41 number of Slabs of Super Structure	100 %
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat / Premises	70 %
8	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	40 %
9	Staircases, Lift wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	20 %
10	The external plumbing and external plaster, elevation, completion of terrace with waterproofing of the Building	90 %
11	Installation of Lifts, Water Pumps, Firefighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electro, Mechanical Equipment, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby, Plinth Protection, Paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate	25 %

TABLE B

**Internal & External Development Works in respect of the entire
Registered Phase**

Sr. No	Common Areas and Facilities, Amenities	Proposed (Y / N)	% of Work Done	Details
1	Internal Roads & Footpaths	Y	95 %	Drive Way
2	Water Supply	Y	10 %	MCGM
3	Sewerage (chamber lines, Septic Tank, STP)	Y	90 %	STP / Chamber, Lines
4	Storm Water Drains	Y	80 %	SWD Line
5	Landscaping & Tree Planting	Y	90 %	
6	Street Lighting	Y	0 %	
7	Community Buildings	N	0 %	
8	Treatment and disposal of sewage and sullage water	Y	0 %	
9	Solid Waste management & Disposal	Y	0 %	Organic Waste Converter
10	Water conservation, Rain water harvesting	Y	0 %	Rain Water Harvesting Tank
11	Energy management	Y	0 %	Solar
12	Fire protection and fire safety requirements	Y	10 %	Fire Control Room & Fire Fighting System
13	Electrical meter room, substation, receiving station	Y	25 %	Meter Room, Sub Station
14	Aggregate Area of recreational open space	Y	80 %	Garden Area

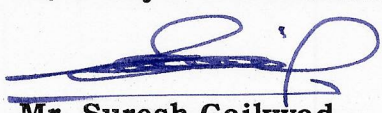
Yours Faithfully,

Agreed & Accepted by

Yours Faithfully,

M/s. Skytech Consultants

For Dimple Realtors Pvt Ltd


Mr. Suresh Gaikwad.
(CA/90/13315)


Nitin Patel
Director