

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date:09/10/2025

To,

M/s. Pranjee Properties pvt. Ltd.,
Office at 201, Jollitha complex,
N.B. Patilmarg, Near Maitripark,
Chembur, Mumbai-400071

Subject: Certificate of Percentage of Completion of Construction Work of Pranjee Garden City Phase - III of Building B - wing known as "OLIVE" of the Project situated on the subdivided Plot no.5 of survey no. 33, 34, 35 Hissa no.1/1, 1/2, 1/3, 1/4, Hissa no. 2 and Hissa no. 3, survey no. 36 Hissa No. 1/1 & 2, Survey no. 37, Survey No. 38 Hissa No. 7, 8/1 & 8/2, Survey no. 39 & Survey no. 43/B demarcated by its boundaries (latitude and longitude of the end points) (19.171179, 73.230038), 15 M Wide DP Road to the North, Existing Culvert to the South, Existing Culvert to the East, Plot no. 4 to the West, of Division Konkan, Village Bellavali, Badlapur (MCI), Taluka Ambarnath, District Thane PIN_421503 admeasuring 9801.25sq. mts. area being developed by Pranjee Properties Pvt. Ltd.

Sir,

I/ We have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Pranjee Garden City Phase - III, of Building B - wing known as "OLIVE" of the Project situated on subdivided Plot no.5 of survey no. 33, 34, 35 Hissa no.1/1, 1/2, 1/3, 1/4, Hissa no. 2 and Hissa no. 3, survey no. 36 Hissa No. 1/1 & 2, Survey no. 37, Survey No. 38 Hissa No. 7, 8/1 & 8/2, Survey no. 39 & Survey no. 43/B demarcated by its boundaries (latitude and longitude of the end points) (19.171179, 73.230038), 15 M Wide DP Road to the North, Existing Culvert to the South, Existing Culvert to the East, Plot no. 4 to the West, of Division Konkan, Village Bellavali, Badlapur (MCI), Taluka Ambarnath, District Thane PIN_421503 admeasuring 9801.25 sq. mts. area being developed by Pranjee Properties Pvt. Ltd.

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

- (i) Mr. Arvind Mahatre of M/s Aims Consultant as Planning Architect.
- (ii) Mr. Satish Oak of M/s ARCHITECTS Inc. as L.S. / Architect
- (iii) Mr. Sanjeev Shah of M/s SHAH CONSULTANTS as Structural Consultant
- (iv) Mr. Vikaas G Sharma as an Engineer.
- (v) Mr. Vijay Vazirani as quantity surveyor.
- (vi) Mr. Vaibhav Kansane as Site Supervisor



ARVIND MHATRE
ARCHITECT
Regd. No. CA/81-6370

AIMS CONSULTANTS

6, Gulab Dutt CHS Ltd., D. K. Sandu Marg, Chembur, Mumbai 400 071. | Tel.: 022-2528 4303 | Email: info@aimsarch.com

Based on Site Inspection, with respect to 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 of Building B - wing known as "OLIVE" of the Real Estate 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

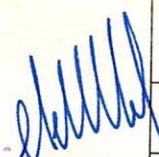
Building /Wing Number "Olive"(B - Wing)

Sr. No.	No. of Task/Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s)	0%
3	00 number of Podiums	NA
4	Ground Floor Slab	100%
5	13number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	90%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	45%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	90%
10	Installation of lifts, water pumps, Fire Fighting 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/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	55%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

S.No.	Common Areas and facilities, amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	25%	Work not yet started
2	Water Supply	Yes	0%	KBMC has provided


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				temporary connection for the project, Final Connection will be received after OC
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	80%	Only Septic Tank
4	Storm Water Drains	Yes	0%	Work not yet started
5	Landscaping & Tree Planting	Yes	0%	Work not yet started
6	Street Lighting	Yes	0%	Street Lighting will be installed
7	Community Buildings	N.A.	N.A.	N.A.
8	Treatment and disposal of sewage and sullage water	N.A.	N.A.	
9	Solid Waste management & Disposal	N.A.	N.A.	
10	Water conservation, Rain water harvesting	Yes	0%	Work not yet started
11	Energy management	No.	N.A.	
12	Fire protection and fire safety Requirements	Yes	50%	Work not yet started
13	Electrical meter room, sub-station, receiving station	Yes	70%	Work not yet started
15	Others (Option to Add more)			

Yours Faithfully,
 For, AIMs Consultants

Ar. ARVIND MAHADEO MHATRE

(Reg. No. CA/81-6370)



ARVIND MHATRE
ARCHITECT
 Regd. No. CA/81-6370

Agreed And Accepted By:

Signature of Promoter


 Pranjee Properties Pvt Ltd.
 Director



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