

Annexure A

FORM 1

[See Regulation 3]

ARCHITECT CERTIFICATE

Date: 08.10.2025

To,
PLATINUM PRIDE,
CTS 1211/B SHUKRAWAR PETH,
PUNE-411002

Subject: Certificate of Percentage of Completion of Construction Work of **PG ASHWIN** having MahaRERA Registration Number **P52100078703** being developed by **PLATINUM PRIDE**.

Sir,

I/We Jay Aeram have undertaken Assignment as Architects /Licensed Surveyor of Certifying Percentage of completion of construction work of **PG ASHWIN** having MahaRERA Registration Number **P52100078703** being developed by **PLATINUM PRIDE**.

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 for each of the building/wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of work executed with respect to each of the activity of the entire phase is in Table B.

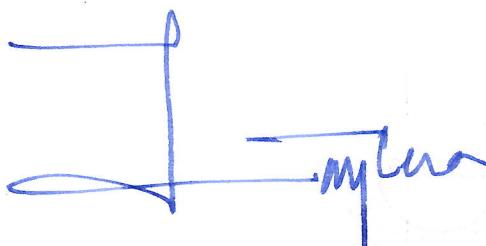


Table A

Layout / Building / Wing Number **ONE** (To be prepared separately for each Layout / Building / Wing of the Project)

Sr. No	Task/Activity	Percentage of Actual Work done (As on the date of certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	NA
4.	Plinth (if any)	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	10%
7.	Internal walls, Internal Plaster, Floorings, Floors and windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/ Premises	0%
9.	Staircases, Lifts, Wells and Lobbies at each Floor level Overhead and underground Water Tanks	0%
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, technical 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.	0%

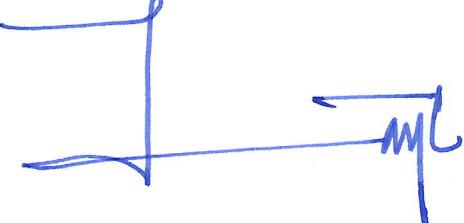



Table B
Common Areas (Internal and External Development Works) in respect of the
Registered Phase / Project Number

Sr. No (1)	Common Area (2)	Proposed (Yes/No) (3)	Percentage of work done (As on the date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	NO	-	-
2.	Water Supply	YES	0%	As per PMC norms
3.	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	As per PMC norms
4.	Strom Water Drains	NO	-	-
5.	Landscaping & Tree Planting	NO	-	-
6.	Street Lighting	NO	-	-
7.	Community Buildings	NO	-	-
8.	Treatment and disposal of sewage and sullage water.	NO	-	-
9.	Solid Waste management & Disposal	NO	-	-
10.	Water conservation /Rain water harvesting	YES	0%	As per PMC norms
11.	Energy management	NO	-	-
12.	Fire Protection and fire safety requirements	YES	0%	As per PMC norms
13.	Electrical meter room, sub-station, receiving station.	NO	-	-
14.	Others (Option to Add more)	NO	-	-

Thanking You,

Yours Faithfully,

Ar.Jay Aeram
(CA/93/15811)

JAY AERAM AND ASSOCIATES

Ketan Gundecha

Agreed and Accepted by

Signature of Promoter
Name: PLATINUM PRIDE
Date: 10.10.2025



[Handwritten signature of Ar.Jay Aeram over a blue ink signature]
 Ar.Jay Aeram
 (CA/93/15811)

