

Annexure A
FORM 1 (As per Regulation 3)
ARCHITECT'S CERTIFICATE

R/1692/2025 /Rera 8

25.10.2025

To,
Ms/ Gio Properties,
A-001, Takshashila, 1 – Samant Estate
Goregaon East, Mumbai – 400063.

Sub: Certificate of Percentage of Completion of Construction work as on quarter Ended 30th September 2025 in respect of Project Matrusmruti having MAHARERA Registration Number:P51800055075 being developed by M/s Gio Properties.

Dear Sir,

I/We Rasik P. Hingoo Associates have undertaken assignment as Architects of certifying Percentage of Completion of Construction work of Project Matrusmruti having MAHARERA Registration Number: P51800055075 being developed by M/s GiO Properties. The entire Project Matrusmruti comprises of a single wing and is to be completed in a single phase.

Based on Site Inspection, with respect to layout and the building under construction with the single wing, of the aforesaid Real Estate Project, I/we certify that as on quarter ended 30th September 2025, the Percentage of Work done of the Real Estate Project under MAHARERA is as per Table - A herein below. The percentage of the work executed with respect to each activity of the entire Project is detailed in Table B.

Table A
Layout/Building/Wing Number 1

| Sr.No | Task/Activity | Percentage of Work Done (As of date of the Certificate) |
|-------|---|--|
| (1) | (2) | (3) |
| 1. | Excavation | 100% |
| 2. | Number of Basement(s) | N.A. |
| 3. | Number of Plinth | 100% |
| 4. | Number of Podium | N.A. |
| 5. | Stilt Floor | 100% |
| 6. | Slabs of Super Structure - total Ten | 100% |
| 7. | Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/Premises | 90% |
| 8. | Sanitary Fittings within the Flat/Premises. | 0 % |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks. | 100% |
| 10. | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 10% |
| 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities. | 0 % |

TABLE-B
Common Area (Internal and External Development Works) for Project
Matrusmruti.

| Sr. No | Common areas and Facilities, Amenities | Proposed (Yes/No) | Percentage of Work Done (As on date of the Certified) | Details |
|--------|--|-------------------|---|--------------------------|
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | No | N.A. | ---NA--- |
| 2. | Water Supply | Yes | 50% | Work under progress |
| 3. | Sewerage (chamber, lines, Septic Tank, STP) | Yes | 90% | Work under progress |
| 4. | Storm Water Drains | Yes | 0 % | Not commenced |
| 5. | Landscaping & Tree Planting | No | N.A. | ---NA--- |
| 6. | Street Lighting | No | N.A. | ---NA--- |
| 7. | Community Buildings | No | N.A. | ---NA--- |
| 8. | Treatment and disposal of sewage and sullage water. | No | N.A. | ---NA--- |
| 9. | Solid Waste Management & Disposal | Yes | 0 % | Commenced as per SWM NOC |
| 10. | Water Conversation & Rain Water Harvesting | Yes | 10% | Work under progress |
| 11. | Energy Management | No | N.A. | ---NA--- |
| 12. | Fire Protection and fire safety requirements | Yes | 0 % | Not Commenced |
| 13. | Electrical metre room, sub-station, receiving station. | No | N.A. | ---NA--- |
| 14. | Others (options to add more) | No | N.A. | ---NA--- |

Yours faithfully,

For Rasik P. Hingoo Associates
License No: CA/84/8385

Agreed & accepted by:

For GiO Properties,
Parikshit Samant, Partner.

RASIK P HINGOO ASSOCIATES
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN | CONSTRUCTION MANAGEMENT