

FORM 1

(See Regulation 3)

ARCHITECT'S CERTIFICATE(To be submitted at the time of Registration of Ongoing Project and for
withdrawal of Money from Designated Account)

Date: 23.10.2025

To,
The Jet Speed Realtors P. Ltd.
1232-A, Solaris One,
N.S. Phadke Marg,
Opp. Telli Galli,
Andheri East,
Mumbai - 400069

Subject: Certificate of Percentage of Completion of Construction Work for building known as "**Chandan Mahal CHS Ltd (TRINITY TOWERS)**" on plot bearing F.P. No.33, TPS Santacruz No. III, situated at Road No.11, near V. N. Desai Hospital, Sen Nagar, Santacruz East, Mumbai: 400055 of Village Town planning scheme Santacruz No.TP-03, Taluka Bandra District Mumbai Suburban District Pin 400056 admeasuring 3609.53 sq.mt. area having MahaRERA Registration No. PR1180002500480 being developed by Jet Speed Realtors Pvt. Ltd.

Sir,

I **Shri Hemal Sanghavi of M/s. Ind + Architects** have undertaken assignment as Architect for certifying Percentage of completion of construction Work of Building known as "**Chandan Mahal CHS Ltd (TRINITY TOWERS)**" having three wings situated on plot bearing F.P.No.33, TPS Santacruz No. III, situated at Road No. 11, near V.N Desai Hospital, Sen Nagar, Santacruz East, Mumbai having area admeasuring 3609.53 sq.mt.

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 for each of the building/Wing Taluka District of the Real Estate Project as registered vide number PR1180002500480 under Maha RERA 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
Wing A

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	10%
2	Plinth (R.C.C. Work)	0%
3	Number of Basement/Podiums	0%
4	Stilt Floor (R.C.C. Work)	0%
5	Number of Slabs of Super Wing "A" having common basement for Car parking and ancillary users + Ground floor part for shops and Entrance lobby, Meter panel room, Car parking + 1st floor for Podium floor for OWC area, DG set, Meter rooms, Fitness centers, society office and for additional LOS + 2nd to 11th (part) floor for residential use+ lift room+OHT)	0%
6	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flats/Premises	0% 0% 0% 0%
7	Sanitary Fittings within the Flat/Premises Electrical Fittings withing the Flat/Premises	0% 0%
8	R.C.C. work of 1. Staircases, 2. Lifts Well and Lobbies at each Floor level connecting Staircases and Lifts 3. Overhead water tank 4. Underground Water Tanks (R.C.C. work)	0% 0% 0% 0% 0%
9	1. The external plumbing 2. External plaster 3. Elevation completion of terraces with waterproofing	0% 0% 0%
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, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	0%

Wing B

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	0%
2	Plinth (R.C.C. Work)	0%
3	Number of Basement/Podiums	0%
4	Stilt Floor (R.C.C. Work)	0%
5	Number of Slabs of Super Wing "B" having common basement for Car parking and ancillary users + Ground floor part for shops and Entrance lobby, Meter panel room, Car parking + 1st floor for Podium floor for OWC area, DG set, Meter rooms, Fitness centers, society office and for additional LOS + 2nd to 11th (part) floor for residential use+ lift room+OHT)	0%
6	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flats/Premises	0% 0% 0% 0%
7	Sanitary Fittings within the Flat/Premises Electrical Fittings withing the Flat/Premises	0% 0%
8	R.C.C. work of 1. Staircases, 2. Lifts Well and Lobbies at each Floor level connecting Staircases and Lifts 3. Overhead water tank 4. Underground Water Tanks (R.C.C. work)	0% 0% 0% 0%
9	1. The external plumbing 2. External plaster 3. Elevation completion of terraces with waterproofing	0% 0% 0%
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, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	0%

Wing C

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	0%
2	Plinth (R.C.C. Work)	0%
3	Number of Basement/Podiums	0%
4	Stilt Floor (R.C.C. Work)	0%
5	Number of Slabs of Super Wing "C" having common basement for Car parking and ancillary users + Ground floor part for shops and Entrance lobby, Meter panel room, Car parking + 1st floor for Podium floor for OWC area, DG set, Meter rooms, Fitness centers, society office and for additional LOS + 2nd to 11th (part) floor for residential use+ lift room+OHT)	0%
6	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flats/Premises	0% 0% 0% 0%
7	Sanitary Fittings within the Flat/Premises Electrical Fittings withing the Flat/Premises	0% 0%
8	R.C.C. work of 1. Staircases, 2. Lifts Well and Lobbies at each Floor level connecting Staircases and Lifts 3. Overhead water tank 4. Underground Water Tanks (R.C.C. work)	0% 0% 0% 0% 0%
9	1. The external plumbing 2. External plaster 3. Elevation completion of terraces with waterproofing	0% 0% 0%
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, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	0%

TABLE-B**Internal & External Development Works in Respect of the entire Registered Phase**

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work done	Details
1.	Internal Roads & Footpaths	No	N/A	N/A
2.	Water Supply	Yes	Nil	After OCC
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	As per Sewerage NOC
4.	Storm Water Drains	Yes	0%	As per Consultant Remarks
5.	Landscaping & Tree Planting (as per tree NOC)	Yes	0%	As per Tree NOC
6.	Street Lighting	No	N/A	N/A
7.	Community Buildings	No	N/A	N/A
8.	Treatment and disposal of sewage and sullage water	No	N/A	N/A
9.	Solid Waste management & Disposal	Yes	0%	As per SWM NOC
10.	Water conservation, Rain water harvesting	Yes	0%	As per Consultant Remarks
11.	Energy management	No	N/A	N/A
12.	Fire protection and fire safety requirements	Yes	0%	As per CFO NOC
13.	1. Electrical meter room 2. sub-station 3. Receiving station	Yes No No	0% N/A N/A	N/A N/A
14.	Others (option to Add more)	No	N/A	N/A

Yours Faithfully
For M/s. Ind + Architects

SHRI. HEMAL U. SANGHAVI
 (Architect)
 (License NO. CA/2008/43433)

Signature of the Promotor
 For Jet Speed Realtors Pvt. Ltd.