

Annexure A
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: - 15.10.2025

To,
M/s PARDIS LA LLP
1st floor, 5th Avenue, plotno59,
Sindhi society chembur Mumbai-400 071,

Subject: -Certificate of Percentage of Completion of Construction Work of M/s. PARDIS LA LLP. For Proposed redevelopment of Existing building on plot bearing CTS No. 386/9, 386/10& 386/11 of village wadhvali (E) Mumbai 400 074, M/W Ward. For construction of residential building comprising Stilt floor + 1st to 9th part upper residential floors situated on plot CTS no. 386/9, 386/10& 386/11 of Village wadhvali admeasuring net 660.00 sq. Meters being developed by M/s. PARDIS LA LLP.

Sir,

I/We B. H. Wadhwa & Chhadva Associates have undertaken assignment as Architect of certifying percentage of completion of construction work of "**Sai Saburi**", the building having MahaRERA Registration Number: **PR1180002500747** being developed by M/s. PARDIS LA LLP

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 of the Real Estate Project as registered vide number **PR1180002500747** 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 Table B.

Table A

Layout/Building/Wing Number (to be prepared separately for each
Layout/Building/Wing of the Project)

Sr.No	Task/Activity	Percentage of Work Done (As on dated 30.09.2025)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	N/A
3.	Number of Plinth	0%
4.	Number of Podium	N/A
5.	Stilt Floor	0%
6.	10 Slabs of Super Structure	10%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/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.	The 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, 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) in respect of the
Registered Phase/Project Number

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done (As on dated 30.09.2025)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	NA	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	NA	
7.	Community Buildings	No	NA	
8.	Treatment and disposal of sewage and salvage water	No	NA	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conversation & Rain Water Harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and fire safety requirements	Yes	0%	
13.	Electrical metre room	Yes	0%	
14.	Others (options to add more)	No	NA	

Yours Faithfully,

Bansi Hassanand
Wadhwa

Signature

Name – For B. H. Wadhwa & Chhadva Associates
(License No – CA/82/7288)

Agreed and Accepted by

M/s RARDIS LA LLP

Name: Sanjay Devnam

Date: - 15.10.2025

