

**FORM 1****ARCHITECT'S CERTIFICATE**

Date: 27.06.2025

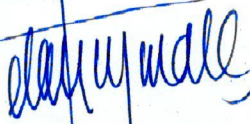
To  
M/s. Mithalal Borana Family Trust,  
T-Ward 1 & 2 Shanti Bhuvan,  
N.S. Road, Mulund (West)  
Mumbai- 400 080.

**Sub:** Certificate of Percentage of Completion of Construction Work of “**Borana Business Center**” having MahaRERA Registration Number (New Registration) being developed by M/s. Mithalal Borana Family Trust.

Dear Sir,

I, Ar. Ketan Musale of M/s. Design Oriented Thoughts (DOT) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of “Borana Business Center” having MahaRERA Registration Number (New Registration) being developed by M/s. Mithalal Borana Family Trust.

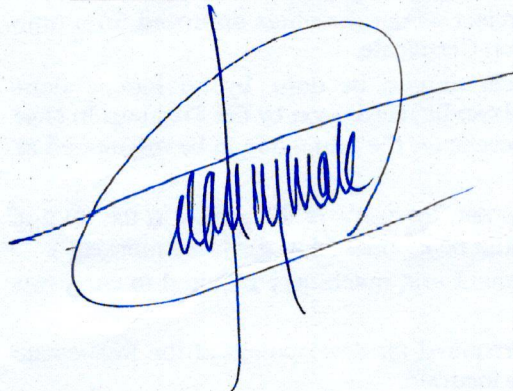
Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building of the Real Estate Project as applied for MahaRERA Registration is as per table A herein below. The Percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.





**Table A**

<b>Sr. No</b>	<b>Tasks /Activity</b>	<b>Percentage of Actual work done (As on the date of Certificate)</b>
1	Excavation	75%
2	Basement (if Any)	40%
3	Podiums (if Any)	0%
4	Plinth	25%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, 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 to Common Areas, 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 complete project as per specifications in agreement of Sale. Any other activities	0%



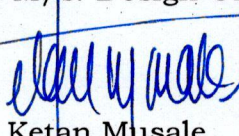


**TABLE-B**


Common Areas (Internal and External Development Works) in respect of the "Borana Business Center" - Having MahaRERA Registration Number (New Registration)

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Foothpaths	No	0%	
2.	Water Supply	Yes	0%	
3.	Sewarage (chamber, lines)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and sullage water	No	0%	
9.	Solid Waste management & Disposal	Yes	0%	
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	0%	
14.	Others ( Option to Add more)	-	-	

Thanking you,  
Yours Faithfully,  
For M/s. Design Oriented Thoughts (DOT)

  
Ar. Ketan Musale  
Partner  
(Lic.No. CA/99/24212)

Agreed and accepted by:  
M/s. Mithalal Borana Family Trust  
**For Mithalal Borana Family Trust**

  
Partner

**Trustee**

\*Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (\*)Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*)and
3. In case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked(\*).
4. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
5. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
6. All components of work with specifications are indicative and not exhaustive.