

FORM 1

ARCHITECT'S CERTIFICATE

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

Date: 30-09-2025

To,

M/s. Caroa Properties LLP

5th Floor, Godrej ONE

Pirojshanagar, Eastern Express Highway

Vikhroli East, Mumbai 400 079

Sub: Certificate of Percentage of Completion of Construction Work of 3 No. of Building(s) Towers 1, 2, 3 of "Green Terraces, Godrej City, Panvel" having MahaRERA Registration Number P52000077918 being developed by Caroa Properties LLP

Sir,

I/ We R design architects have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 3 Building(s) of "Green Terraces, Godrej City, Panvel" Project admeasuring footprint area 2628.32 sqm. This project is located within the larger plot bearing Survey no. 41/1 (pt), 42/2 (pt), 42/3, 42/4 (pt), 43 (pt), 44/4 (pt) demarcated by its boundaries, being developed by Caroa Properties LLP. Caroa Properties LLP will be developing more buildings on the same land as part of future development. The Latitude and Longitude of the end points:

LAT: 18°56'0.94"N; LON: 73°11'0.29"E

LAT: 18°55'58.35"N; LON: 73°11'1.25"E

LAT: 18°55'55.65"N; LON: 73°10'59.55"E

LAT: 18°56'0.06"N; LON: 73°10'55.39"E

Following technical professionals are appointed by Owner / Promoter: -

- (i) M/s/~~Shri/Smt~~ **Kapadia Associates Design LLP** as ~~L.S.~~ / Architect;
- (ii) M/s /~~Shri / Smt~~ **Sterling Engineering Consultancy Services Pvt Ltd.** as Structural Consultant;
- (iii) M/s /~~Shri / Smt~~ **Eco first Services Ltd** as MEP Consultant.

Based on Site Inspection, with respect to each of the Building Wing of the Godrej Project, I certify that as of 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 MSRDC/SPA/ITP-3/RZ-3/ACC/2025/3156 dated 08.10.2025 under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activities of the entire phase is detailed in Table B.

Table A

Sr. No (1)	Tasks /Activity (2)	Percentage of work done - Tower 1
1	Excavation	0%
2	Basement(s) : 0 number	NA
3	Podium: 0 number	NA
4	Plinth – 1 number	0%
5	Slabs of Super Structure: 43 numbers	0%
6	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flat/Premises Sanitary Fittings within the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to 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 may be required to complete the project as per specifications in the agreement of sale. Any other activities.	0%

Sr. No (1)	Tasks /Activity (2)	Percentage of work done - Tower 2
1	Excavation	0%
2	Basement(s) : 0 numbers	NA
3	Podiums: 0 number	NA
4	Plinth : 1 number	0%
5	Slabs of Super Structure: 43 numbers	0%
6	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flat/Premises Sanitary Fittings within the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to 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 may be required to complete the project as per specifications in the agreement of sale. Any other activities.	0%

Sr. No (1)	Tasks /Activity (2)	Percentage of work done - Tower 3
1	Excavation	0%
2	Basement(s) : 0 numbers	NA
3	Podiums: 0 number	NA
4	Plinth: 1 number	0%
5	Slabs of Super Structure: 43 numbers	0%
6	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flat/Premises Sanitary Fittings within the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to 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 may be required to complete the project as per specifications in the agreement of sale. Any other activities.	0%

TABLE-B

Internal & 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	Details
1	Internal Roads & Footpaths	Yes	0%	
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	Yes	0%	
7	Community Buildings	Yes	0%	
8	Treatment and disposal of sewage and sullage water	Yes	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			

A. Description of the common areas provided:

Sr No.	Type of Common Areas provided	Proposed Date of Occupancy Certificate	Proposed date of handover for use	Size/area of the common areas provided
1	Stilt level of tower 01, 02 & 03	31.12.32	31.12.32	Approx 1479.15 sqm
2	All typical and a-typical floor staircases, lifts & lobby within towers/wings - tower 01, 02 & 03			Approx 19935.47 sqm
3	MLcp podium top			Approx. 6819 sq.m
4	Internal Driveways			7.5 m / 7 m wide
5	RG on Mother Earth			Approx. 2922.09 sq.m (RG-1, RG-2, RG-3, Additional RG-1,2,3 & 4, Additional Paved RG-1 & 2)
6	All parking levels			B + G + 5 levels of Parking MLCP - Approx 51282 sq.m (Free of FSI)
7	Terrace of tower 01, 02 & 03			Approx 2102.035 sqm
8	All services like Receiving station, OHT/LMR, Meter Room, Society Office, ELV Room, BMS Room, STP, Substation, OWC, DG set, etc.			Approx. 702.68 sq.m

B. Facilities/Amenities provided/to be provided within the building including in the common area of the building:

Sr No.	Type of facilities/amenities provided	Phase Name/ number	Proposed Date of Occupancy Certificate	Proposed date of handing over to the society/ common organization	Size/area of the facilities/ amenities	FSI Utilized or free of FSI
1	IN CLUBHOUSE	On MLcp Top	31.12.32	31.12.32	Approx. 1666.724 sq.m	
	Welcome Lounge					
	Indoor Badminton Court					
	Squash court					

	Lawnside Multipurpose Hall					
	Fitness Center					
	Steam Room					
	Imagination Station					
	Fun & Fit Studio for Kids'					
	Musical Chamber					
	Kids AV room					
	Indoor Games Room					
	Gaming Arcade					
2	ON MLCP TOP	RG 4, Club terrace, Open space	31.12.32	31.12.32	Approx. 3448 sq.m	
	Multipurpose Lawn					
	Outdoor Pavilion					
	Hammock bay					
	Zen Den					
	Culinary Herb Garden					
	Bounce Zone					
	Swing & Soar					
	Half basketball court					
	Futsal court					
	Outdoor fitness area					
	Kids' Adventure Playground					
	Toddlers' Play Area					
	Sand Pit					
	Half olympic length pool					
	Kids' Splash Pool					

C. Facilities/Amenities provided/to be provided within the Layout and/ or common area of the Layout:

Sr No.	Type of facilities/amenities provided	Phase Name/ number	Proposed Date of Occupancy Certificate	Proposed date of handing over to the society/ common organization	Size/area of the facilities/ amenities	FSI Utilized or free of FSI
1	Internal Driveways	On Ground	31.12.32	31.12.32	7.5m / 7 m wide	Free of FSI

D. The size and location of the facilities/amenities in the form of open spaces (RG/PG etc.) provided/to be provided within the plot and/or within the layout

Sr No.	Type of open spaces (RG/PG) to be provided	Phase Name/number	Size of Open Spaces to be provided (sqm)	Proposed date of availability for use	Proposed date of handing over to the common organization
	ON GROUND				
1	Leisure Trail	RG 1, RG 2, RG 3	380 sq.m provided for amenities within the RG on mother earth	31.12.32	31.12.32
2	Zip & Zoom				
3	Skate-A-Way				
4	Multipurpose court				
5	Furry Friends Park				

E. Details and specifications of the lifts:

Sr No.	Type of Lift (passenger/ service/ stretcher/ goods/ fire evacuation/ any other	Total No. of Lifts provided	Number of Passengers or carrying capacity in weight (kg)	Speed (mtr/sec)
i)	Passenger lifts	3	20 pax	3 mps
ii)	Stretcher lift	1	20 pax	3 mps
iii)	Fire lifts	1	16 pax	2.5 mps

Yours Faithfully



Ar. RUPALI D. MANDE
Architect (LIC.NO: (CA/2008/42298)

R design architects

Agreed and Accepted by:



Signature of Promoter
Name: Amit Sharma
Date: 06-10-2025