



Ref: JA/2025/0648

Date: 08-October-2025

Annexure A
FORM 1
ARCHITECT'S CERTIFICATE

To
The Neo Pharma Private Limited,
101, Kalpataru Synergy,
Opp Grand Hyatt,
Santacruz East, Mumbai Suburban, 400055.

Subject: Certificate of Percentage of Completion of Construction Work of Kalpataru Elegante having MahaRERA Registration Number P51800027273 being developed by Neo Pharma Private Limited

Sir,

I Mr. Nandkumar V. Jethe have undertaken assignment as Architect/ Licensed Surveyor of certifying percentage of Completion of Construction Work of Kalpataru Elegante having MahaRERA Registration Number P51800027273 being developed by Neo Pharma Private Limited

Based on Site Inspection, with respect to layout/each of the Building(s)/Wing(s) of the aforesaid Real Estate Project, I certify that as on **30-Sep-2025** (As on date), the Percentage of Work done for Building(s)/Wing(s) of the Real Estate Project under P51800027273 is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

TABLE A		
Kalpataru Elegante - Kalpataru Elegante		
Sr. No.	Items of Work	Work completion (in %)
1	Excavation and Earthwork	99%
2	X nos of Common Basement within the building footprint	100 %
3	X nos of Common Podiums falling within the building footprint	0 %
4	Plinth	-
5	X nos of Stilt Floor (falling within the building footprint)	-
6	X nos of Slabs for Super Structure	-
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	-
9	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	-
11	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	-

TABLE B				
Internal & External Development Works in Respect of the entire Registered Phase				
Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)	Details
1	Internal Roads & Footpaths	YES	-	To be done before completion of the Project
2	Water Supply	YES	-	Supply from local authority
3	Sewerage (Chamber, Lines, Septic Tank , STP)	YES	-	STP only
4	Storm Water Drains	YES	-	To be done before completion of the Project
5	Landscaping & Tree Planting	YES	-	To be done before completion of the Project
6	Street lighting	YES	-	To be done before completion of the Project
7	Club house, fitness centers, swimming pool & other recreation areas	YES	-	To be done before completion of the Project
8	Treatment And Disposal Of Sewage And Sullage Water	YES	-	To be done before completion of the Project
9	Solid Waste Management And Disposal	YES	-	To be done before completion of the Project
10	Water Conservation, Rain water Harvesting	YES	-	To be done before completion of the Project
11	Energy management	YES	-	To be done before completion of the Project
12	Fire Protection And Fire Safety Requirements	YES	-	To be done before completion of the Project
13	Electrical Meter Room, Sub-Station, Receiving Station	YES	-	Electric Meter Room and Substation Only

14	All parking levels other than below buildings	YES	7%	To be done before completion of the Project
15	Other Common Areas and Facilities, Amenities (If Any)	YES	17%	To be done before completion of the Project
16	Aggregate area of recreational open space	YES	-	To be done before completion of the Project
17	Open Parking	YES	-	To be done before completion of the Project

Yours Faithfully

Nandkumar

Vishwanath Jethe

Digitally signed by
Nandkumar Vishwanath Jethe
Date: 2025.10.08 15:25:30
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Mr. Nandkumar V. Jethe
(Licensed Architect)
(License No: CA/96/20792)



Agreed and Accepted by:

[Handwritten signature]

Neo Pharma Private Limited
Date: 08-October-2025