

## Annexure A

**FORM 1**

[see Regulation 3]

**ARCHITECT'S CERTIFICATE  
(AS ON 30<sup>TH</sup> SEPTEMBER 2025)**

DATE – 09.10.2025

To,

**The M/S.MASS REALTY**

PLOT NO.86, OFFICE NO.601, 6TH FLOOR, THACKER TOWER, SECTOR- 17, VASHI, NAVI MUMBAI.

**Subject:** Certificate of Percentage of Completion Work of Single Building of the Project **MASS INSIGNIA** having **MahaRERA Registration Number – P52000053186** (Project is approved and Amended Commencement Certificate no. is CIDCO/BP-18496/TPO(NM & K)/2023/13036 Date-08/10/2024) Situated on the **PLOT NO-59, SECTOR-34A, NODE-KHARGHAR, Navi Mumbai, Taluka-Panvel, District-Raigad, PIN NO.-410210** admeasuring 1953.90 sq.mts area being developed by **M/S.MASS REALTY**.

Sir,

I/We, **ATUL PATEL** proprietor of **M/S. ATUL PATEL ARCHITECTS** have undertaken assignment as Architect of Certifying Percentage of Completion of Construction Work of Single Building of the Project **MASS INSIGNIA** having **MahaRERA Registration Number – P52000053186** (Project is approved and Amended Commencement Certificate no. is CIDCO/BP-18496/TPO(NM & K)/2023/13036 Date-08/10/2024) Situated on the **Plot No.-59, Sector-34A, Node-KHARGHAR, Navi Mumbai, Taluka-Panvel, District-Raigad, PIN NO.-410210** admeasuring 1953.90 sq.mts area being developed by **M/S.MASS REALTY**.

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on **30<sup>TH</sup> SEPTEMBER 2025**, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **MahaRERA Registration Number – P52000053186** (Project is approved and Amended Commencement Certificate no. is CIDCO/BP-18496/TPO(NM & K)/2023/13036 Date-08/10/2024) 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**.

1 OF 3



## FORM 1

APA

ATUL PATEL  
ARCHITECTS

DATE - 09.10.2025

TABLE-A  
Project MASS INSIGNIA  
PLOT NO.-59, SECTOR-34A, NODE-KHARGHAR

## Building-MASS INSIGNIA

Sr No.	Tasks/Activity	Percentage of Actual Work done As on 30.09.2025
(1)	(2)	(3)
1	Excavation	100%
2	0 Basement	NA
3	3 Podiums	50%
4	1 Plinth	100%
5	Stilt Floor	50%
6	20 Slabs of Super Structure	85%
7	Internal Walls	75%
	Internal Plaster	60%
	Floorings Within Flats/Premises	0%
	Doors And Windows within Flats/Premises	0%
8	Sanitary Fittings Within The Flat/Premises	0%
9	Staircases	60%
	Lifts Wells	70%
	Lobbies at each Floor level	60%
	Overhead Water Tanks	0%
	Underground Water Tanks	80%
10	External Plumbing	0%
	External Plaster	0%
	Elevation	75%
	Completion Of Terraces With Waterproofing	0%
11	Installation of Lifts	0%
	Installation of Water Pumps	0%
	Fire Fighting Fittings and Equipment as per CFO NOC	0%
	Electrical Fittings	0%
	Electro Mechanical Equipment	NA
	Compliance To conditions of Environment /CRZ NOC	NA
	Finishing to Entrance Lobby/s	35%
	Plinth Protection	NA
	Paving of Areas Appurtenant To Building/Wing	0%
	Compound Wall	0%
	All Other Requirements as May Be Required to complete project as per specifications in agreement of Sale. Any other activities.	NA

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**TABLE-B**  
**Project MASS INSIGNIA**  
**PLOT NO.-59, SECTOR-34A, NODE-KHARGHAR**

## Internal and External Development Works in respect of the entire Registered Phase/Project

Sr No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work done As on 30.09.2025	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Foot- paths.	NO	NA	Provided only drive way
2	Water Supply	YES	0%	Provide up to site by CIDCO
3	Sewerage (Chamber, Lines, Septic Tank, STP).	YES	30%	Chambers, Lines, Direct Connection to be provided
4	Storm Water Drains	NO	NA	NA
5	Landscaping & Tree Planting.	YES	0%	20 No. of trees
6	Street Lighting	NO	NA	NA
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water.	NO	NA	Provide up to site by CIDCO
9	Solid Waste management & Disposal.	NO	NA	Provide up to site by CIDCO
10	Water conservation, rain water harvesting	YES	0%	RWH Tank to be Provided
11	Energy management	NO	NA	NA
12	Fire protection and fire safety requirements	YES	0%	As per provisional Fire NOC provided by CIDCO
13	Electrical meter room, sub-station, receiving station.	YES	0%	Electrical meter room will be provided
14	Other	No	NA	NA

Thanking You,  
Yours Sincerely,

FOR ATUL PATEL ARCHITECTS

APRA  
1450-2014

—  
ATUL PATEL

ANNE PAYEE  
(ARCHITECT) (CA/2003/32480)

Agreed and Accepted by Promoter  
**For Mass Realty**

Beth Gurn

Signature of Promoter Name: Partn

Name: Bhavesh Yanger  
Date: 9/10/2025 3 OF

