

FORM 1
LICENSE SURVEYOR CERTIFICATE

Date: - 13.01.2026

To,
A.K. Developers
Tribhovan Road,
Purshottam Building,
Grant Road (East),
Mumbai - 400004.

Subject: Certificate of Percentage of Completion of construction work of C.S. no. 1/638, known as "Prabhu Niwas & C.S. no. 638, Known as "Narayan Sadan", of Girgaon Divn, 'D' ward, situated at V.P Road, Girgaon, Mumbai -400004.

Ref: Maha Rera Registration number P51900003845

Sir,

I, Rajendra B. Brahmbhatt have undertaken assignment as License Surveyor of certifying Percentage of Completion of Construction Work of the Residential Building C.S. no. 1/638, known as "Prabhu Niwas & C.S. no. 638, Known as "Narayan Sadan", of Girgaon Divn, 'D' ward, situated at V.P Road, Girgaon, Mumbai -400004. admeasuring plot area 1024.35 Sq.mts. being developed by M/s A. K. Developers.

1. Following technical professionals are appointed by Owner :-

- (i) Shri. Rajendra B. Brahmbhatt as License surveyor for MCGM.
- (ii) Shri. Nikhil Suresh Sanghvi as Structural Consultant.
- (iii) MEP Consultant not yet appointed
- (iv) Mr. Suhas Madhusudan Jadhav as Site Supervisor

Based on Site Inspection & certificate issued from Shri. Suhas Madhusudan Jadav dated 09.01.2026 (for period 01.04.2025 to 30.06.2025) have undertaken assignment as site supervisor of certifying of percentage of completion of construction work (form - II) with respect to each of the Building of the aforesaid Real Estate Project, I mentioned here that as on the date of this certificate, the Percentage of Work done for each of the building of the Real Estate Project being registered under MahaRERA number P5190003845 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

Building /Wing Number 1 No. (To be prepared separately for each Building /Wing of the Project)

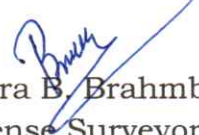
Sr. No. (1)	Tasks/ Activity (2)	Percentage of work done (3)
1.	Excavation	100%
2.	Plinth	100%
3.	Basement	100%
4.	Podium	Not applicable
5.	Stilt Floor	Not applicable
6.	Slabs of Super Structure	27 th slab RCC work completed at site
7.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Internal wall – 100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	20%
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%
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, plinth protection, paving of areas appur tenant to Building/Wing, Compound Wall and required to obtain Occupation /Completion Certificate.	85%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/ No) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Foot-paths.	NO	-	-
2.	Water Supply	Yes	Work Not Yet Started.	-
3.	Sewerage (chamber, lines, Septic Tank, STP).	Yes	Work Started.	-
4.	Storm Water Drains	Yes	Work Started.	-
5.	Landscaping& Tree Planting.	Yes	Work Not Yet Started.	-
6.	Street Lighting	No	-	-
7.	Community Buildings	No	-	-
8.	Treatment and disposal of sewage and silage water.	Yes	Work Started.	-
9.	Solid Waste management & Disposal.	Yes	Work Not Yet Started.	-
10.	Water conservation, Rain water harvesting.	Yes	Work Started.	-
11.	Energy management	No	-	-
12.	Fire protection and fire safety requirements	Yes	Work In progress	-
13.	Electrical meter room, sub-station, receiving station.	Yes	Work Started.	-
14.	Others (Option to Add more).	NO		-

Yours Faithfully,


Rajendra B. Brahmabhatt
License Surveyor
(Reg. No. B/256/LS)