

B.J. IRANI
B.Arch (BOM) MARCH (McG) AIIA

N.J. IRANI
G.D.Arch AIIA



IRANI ARCHITECTS

Ref.

Date

31st Dec. '25

**Annexure A
FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE**

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

To,
Goodwill Theatre Private Limited,
Novelty Chamber, MS Ali Road,
Grant Road (E), Mumbai – 400 007.

Subject: Certificate of Percentage of Completion of Construction work of one building of Novelty Grandeur Building / Phase of the Project (P51900050924) situated on the plot bearing C. N. No. / CTS No. / Survey No. / Final Plot No. 124 of Tardeo Division demarcated by its boundaries (18°57'43.0 N 72°49'05.9" E) Nausherwanji Petit Street to the North MS Ali Road to the south CTS No. 125, 130, 131 to the East CTS 116, 117, 118, 119, 120 to the West of the Division Konkan Village Tardeo District Mumbai City pin 400 007 admeasuring 2463.23 sq. mts. Area being developed by Goodwill Theatres Pvt. Ltd.

Sir,

I BOHMAN JAMSHED IRANI have undertaken assignment as Architects of certifying Percentage of Completion of Construction work of the one building(s) of the Building / Phase of the Project, situated on the plot bearing C. N. No. / CTS No. / Survey No. / Final plot No. 124 of Division Tardeo Village Konkan District Mumbai City Pin 400 007 admeasuring 2463.23 Sq. mts. Area being developed by Goodwill Theatres Private Limited.

1. Following technical professionals are appointed by Owner / Promoter :

- i. M/s. Irani Architects as L. S. / Architect
- ii. M/s. J W Consultants As Structural Consultants
- iii. M/s ECO MEP as MEP Consultants.
- iv. M/s. / Shri Sandeep Samel as Site Supervisor.

Based on Site Inspection, with respect to Layout/each of the Building /Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building / wing of the Real Estate Project under MahaRERA is as registered vide number P51800050924 under Maha Rera is as per **Table - A** herein below. The percentage of the work executed with respect to each of the activity of the Building / wing and overall percentage of the work done with respect to each building / wing is detailed in Table B.

2/33, Kamal Mansion,
Arthur Bunder Road,
Colaba, Mumbai - 400 005.
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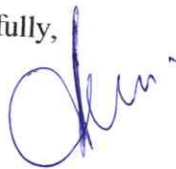
Table A

Sr. No	Task/Activity	Percentage of Work Done (As of date of the Certificate)
1.	Excavation	0%
2.	Three Number of Basement(s) & Plinth	0%
3.	Two Podiums	0%
4.	Stilt Floor	0%
5.	Eighteen Number of Slabs of Super Structure	0%
6.	Internal walls, Internal Plaster Floorings, within Flat/Premises. Doors and windows to each of the flat / premises	0%
7.	Sanitary Fittings within the Flat/Premises. Electrical fittings within 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 conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0%

TABLE-B
Common Area (Internal and External Development Works) in respect of the entire registered phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done (As on date of the Certified)	Details
1.	Internal Roads & Footpaths	No	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	No	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and sullage water.	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conversation & Rain Water Harvesting	Yes	0%	
11.	Energy Management	No	0%	
12.	Fire Protection and fire safety requirements	Yes	0%	
13.	Electrical metre room, sub-station, receiving station.	Yes	0%	
14.	Others (options to add more)			

Yours Faithfully,



BOHMAN JAMSHED IRANI
 (License No – _CA/84/7946)