Keshar Kala Studio

Ar. Varun Bhandari
Plot no.10 Mumbai Agra Highway,
Near Mohadi crossing,
Dhule 424001.

FORM 1
[See Regulation 3]
ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Account)

Date: 30-11-2025

To,
BHANDARI REALTY AND INFRASTRUCTURE COMPANY,
Project: PREMLATA
Plot Bearing / CTS / Survey / Final Plot No: S NO 484/2/B/1/3 PLOT NO 9 AND 10 at Dhule (M Corp.), Dhule,
Dhule, 424001

Subject: Certificate of Percentage of Completion of Construction Work of " PREMLATA " Building Project " BHANDARI REALTY AND INFRASTRUCTURE COMPANY," [MahaRERA Registration Number P49800077190] situated on the Plot Bearing / CTS / Survey / Final Plot No: S NO 484/2/B/1/3 PLOT NO 9 AND 10 at Dhule (M Corp.), Dhule, Dhule, Pin No: 424001 is approved by Dhule Municipal Corporation proposed Amalgamation vide commencement Letter No. DDDMC/SA/2022/APL/00010, Dt. 25/11/2022. Revised Commencement Letter No. DDDMC/B/2023/APL/05400, Dt. 29/12/2023. Being developed by BHANDARI REALTY AND INFRASTRUCTURE COMPANY

Sir,

I Ar. Varun Bhandari have undertaken assignment as licensed architect of certifying Percentage of Completion of Construction work of the project PREMLATA Apartment Situated on the
Plot Bearing / CTS / Survey / Final Plot No: S NO 484/2/B/1/3 PLOT NO 9 AND 10 at Dhule (M Corp.), Dhule, Dhule, Pin No: 424001 admeasuring 660 sq.m area being developed
BHANDARI REALTY AND INFRASTRUCTURE COMPANY, the partner Pritesh Bhandari and Avinash Bhandari.

Following Technical professionals are appointed by Owner / Promoter:

1. Mr. Kalpesh Lodha as licensed Engineer
2. Mr. Milind Rathi as Structural Engineer
3. Mr. Varun Bhandari as Site Architect

Based on Site Inspection, with respect to 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 above referred Real Estate Project is as per Table A here in Below. The Percentage of work executed with respect to each of the activity of the entire phase is detailed in Table B

Table: A		
Building (To be prepared separately for each Building/Wing of the Project for "PREMLATA" P+5		
Sr. no	**Task / Activity**	**Percentage**
1	Excavation	100%
2	1 number of Plinth (Parking Plinth)	100%
3	0 number of Podiums	NIL
4	1 Parking Floor	100%
5	RCC -5/6 Slabs of Super Structure	100%
6	Internal Wall of 5/6 Floors	77%
7	Sanitary Fitting within the Flat/Premises, Electrical Fittings with Flat/Premises	10%
8	Staircase, Lift Wells, and Lobbies, at each floor level connecting staircase and lifts, overhead and underground water tanks	100%
9	The External Plumbing and External Plaster, Elevation, Completion of Terrace with waterproofing of the Building / Wing	10%
10	Installation of lift, water pumps, Fire Fighting Fitting and equipment's as per CFO NOC, Electrical fittings to Common Areas, electric Mechanical Equipment 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.	0%

Table: B				
Internal & External Development Works in Respect of the project				
Sr. no	**Common Roads and Facilities, Amenities**	**Proposed**	**Percentage of Work done**	**Details**
		(Yes/No)		
1	Internal Road & Footpaths	NO	0%	NA
2	Sewerage (chamber, Lines, septic tank, STP)	YES	70%	DMC Drainage Line
3	Community Building	NO	0%	NA
4	Treatment and Disposal of sewage and silage water	NO	0%	NA
5	Solid waste management and Disposal	NO	0%	NA
6	Water conservation, rainwater harvesting	YES	0%	
7	Fire protection and fire safety Requirement:	NO	0%	NA
8	Electrical meter room, sub-station, Receiving station	Yes	55%	Meter Room
9	Water Supply:	Yes	0%	DMC Water Line
10	Landscape & Tree planting:	Yes	0%	
11	Street Lighting	NO	0%	NA
12	Other (Option to add more)	-----	-----	-----

Ar. Varun S Bhandari
Reg CA/2022/149251
Keshar Kala Studio
Mob. 8788202103

Yours Faithfully,



Ar. Varun Bhandari
(CA/2022/149251)

Agreed and accepted by:
Signature of Promoter

Name: BHANDARI REALTY AND INFRASTRUCTURE COMPANY,
Project: PREMLATA
Mr. Pritesh Bhandari and Mr. Avinash Bhandari.
Date: 26 / 01 / 2025