

Annexure A FORM

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[see Regulation 3]

ARCHITECT'S/LICENSED CERTIFICATE

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

Date: 15/10/2025

To,

MAGANLAL PANCHMATIA HUF

Through its Karta

Amit Maganlal Panchmatiya, 44,

Farmland, Ramdaspath,

NAGPUR-440010.

Subject : Certificate of percentage of completion of construction work of BAJARGAON ESTATES having MahaRERA Registration Number P50500077347 (Only Applicable after project Registration) being developed by MAGANLAL PANCHMATIA HUF Through its Karta Amit Maganlal Panchmatiya.

Sir,

I/We NIKHIL S BENDE have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of BAJARGAON ESTATES having MahaRERA Registration Number P50500077347 being developed by MAGANLAL PANCHMATIA HUF Through its Karta Amit Maganlal Panchmatiya.

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 per Table A here in 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

Layout/Building/Wing Number: NA Plot Without Structure

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	
5	Stilt Floor	
6	Slabs of Super Structure	
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	
8	Sanitary Fitting within the Flat/Premises	
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	
10	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, 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 complete project as per specifications in agreement of Sale. Any other activities.	

Table B-Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number)

Sr.No	Common areas and facilities	Is Available (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	60.00	AS PER SANCTIONED PLAN
2	Water Supply	Yes	100.00	AS PER SANCTIONED PLAN
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	75.00	AS PER SANCTIONED PLAN
4	Storm Water Drains	Yes	80.00	AS PER SANCTIONED PLAN
5	Landscaping & Tree Planting	Yes	0.00	AS PER SANCTIONED PLAN
6	Street Lighting	Yes	0.00	AS PER SANCTIONED PLAN
7	Community Buildings	No	0.00	NA
8	Treatment And Disposal Of Sewage And Sullage Water	Yes	0.00	AS PER SANCTIONED PLAN
9	Solid Waste Management And Disposal	No	0.00	NA

10	Water conservation /Rain water harvesting	Yes	100.00	AS PER SANCTIONED PLAN
11	Energy managemcnt	No	0.00	NA
12	Fire protection and fire safety requirements	No	0.00	NA
13	Electrical meter room, sub-station, receiving station	Yes	0.00	AS PER SANCTIONED PLAN
14	Aggregate area of recreational Open Space	Yes	60.00	AS PER SANCTIONED PLAN
15	Open Parking	No	0.00	NA

Yours Faithfully


NIKHIL S. BENDE
CONSULTING ENGINEER
B.E. M-Tech (Structures)
MIT LS. No.: 1492, NMC LS. No.: 133
20, First Floor, Shree Ganesh Chambers,
Mehadia Square, Dhantoli, NAGPUR-12

NIKHIL S BENDE

Signature &Name(INBLOCKLETTERS)of L.S/Architect

(License No: STATE/R/2024/APL/10000)

DateofCertificate:15/10/2025 Agreed

and accepted by:

Maganlal Panchmatiya (HUF)



Karta

Signature of Promoter

Name: MAGANLAL PANCHMATIA HUF

Through its Karta

Amit Maganlal Panchmatiya

Date: 15/10/2025