

Ashok Mankawade

R/o :- Qtr No I/57, Hanuman Mandir VHB Shanti Nagar
Colony.

Annexure A

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date: 30.09.2025

To,

Rahul Lahuji Deshmukh and Yusuf Najmuddin Kanchwala Partner in AKS Infrastructure.

Subject: Certificate of Cost Incurred for Development of "**AKS INFRASTRUCTURE**" having MahaRERA Registration Number **P50500077496** (Only applicable after Project Registration) being Developed by Rahul Lahuji Deshmukh and Yusuf Najmuddin Kanchwala Partner in AKS Infrastructure.

Sir,

I / We **Ashok Mankawade** have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of "**AKS INFRASTRUCTURE**" having MahaRERA Registration Number **P50500077496** (Only applicable after Project Registration) being Developed by Rahul Lahuji Deshmukh and Yusuf Najmuddin Kanchwala Partner in AKS Infrastructure.

Based on the Site Inspection, with respect to the Layout / each building/Wing of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for the Building/Wing of the Real Estate Project under MahaRERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A

Layout / Building / Wing Number _____ (to be prepared separately for each Layout / Building / Wing OF Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%

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2.	Basements (if any)	100%
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	
6.	Slab of Super Structure	93%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	70%
8.	Sanitary Fittings within Flats / Premises	40%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	60%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	30%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 to Agreement of Sale, Any other Activity	30%

TABLE-B

Common Areas (Internal & External Development Works) in respect of the Registered Phase / Project Number

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO		
2.	Water Supply	YES		
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	YES		
7.	Community Buildings	NO		
8.	Treatment & Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	NO		

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12.	Fire Protection & Fire Safety requirements	YES		
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
14.	Others (Option to Add more)			

Yours Faithfully,

Er. Ashok M. Mankawde
Engineer
NIT : 3021
NMC : L-714
M.N. : 9372126588

ASHOK MANKAWADE

Signature C Name (IN BLOCK LETTERS) of Land Surveyor / Architect
License Number (Certificate No:- NMO/R/2023/APL/01819)

Agreed C accepted by:

For AKS Infrastructure
Yusuf
Partner

Signature of Promoter

Name: Yusuf Najmuddin Kanchwala Partner In AKS Infrastructure

Date :