

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: 30/06/2025

To,
M/S DELUXE BUILDCON,
GUT 101 (pt), Devlai,
C S Nagar (Aurangabad)- 431010

**Subject: Certificate of Percentage of Completion of Construction Work of
'Deluxe Palm'- Phase I - Row Houses Nos.1 to 16, And "APARTMENT
BUILDING —A, B & C" for the period from 01.01.2023 to 31.03.2023 vide
Registration No. P51500014589 being developed by M/S DELUXE
BUILDCON**

Sir,

I Satyam B Jadhav have undertaken assignment as Architect / Licensed Surveyor of
Certifying Percentage of Completion of Construction Work of the project named as
'DELUXE PALM' - Phase I - Row Houses Nos.1 to 16, And APARTMENT
BUILDING — A, B & C" Registration No. P51500014589. Being developed by M/s.
DELUXE BUILDCON

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 each of 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 the entire Phase is detailed in Table-B.

TABLE-A

Deluxe Palms- Row House No. 1-16

Sr. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	100%
8.	Sanitary Fittings within Flats / Premises	100%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	100%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	100%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, Compliance to conditions of Environment / CRZ NOC, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas appurtenant to Building AMng, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	85%

TABLE-A**Deluxe Palms- Building A**

Sr. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	100%
8.	Sanitary Fittings within Flats / Premises	100%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	100%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	100%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, Compliance to conditions of Environment / CRZ NOC, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas appurtenant to Building AMng, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	100%

TABLE-A**Deluxe Palms- Building B**

Sr. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	20%
8.	Sanitary Fittings within Flats / Premises	55%
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	50%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, Compliance to conditions of Environment / CRZ NOC, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas appurtenant to Building AMng, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	70%

TABLE-A**Deluxe Palms- Building C**

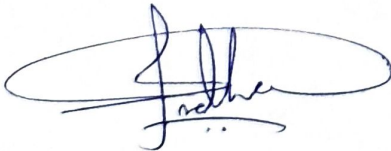
Sr. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	18%
8.	Sanitary Fittings within Flats / Premises	50%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	55%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	45%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, Compliance to conditions of Environment / CRZ NOC, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas appurtenant to Building AMng, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	60%

TABLE-B
Common Areas (Internal & External Development Works) in respect of the Project

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	Yes	30%	
2.	Water Supply	Yes	40%	Through Borewell
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	60%	Through Septic Tank
4.	Strom Water Drains	No	NA	
5.	Landscaping & Tree Planting	Yes	0%	Only Tree Plantation
6.	Street Lighting	Yes	0%	Only on DP Road
7.	Community Buildings	No	NA	
8.	Treatment & Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / Rain Water Harvesting	No	NA	
11.	Energy Management	No	NA	
12.	Fire Protection & Fire Safety requirements	No	NA	
13.	Electrical Meter Room, Sub-Station, Receiving Station	No	NA	

Yours Faithfully,

Agreed & Accepted by:
On behalf of M/S DELUXE BUILDCON



Satyam B Jadhav
(Architect)

(Partner)

License/ Reg. No.: CAI2020/119082
Address: 18, Jalna Road, Aurangabad