



M I R K U T E
Architects and Interior Designers
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REGULATIONS
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 - Building/Wing Wise)

Date : 18/06/2021

To,

The M/s.Kalpak Developers

Subject : Certificate of Percentage of Completion of Construction Work of

Row House No.01 to 12, Row House No.13 to 19 & Row House No.20 To 23 (Residential Apartments) - Total 23 Nos. for M/s.Kalpak Developers (RERA Registration Number to be Applied) situated on Gut No. 36 & 37 (P) at Plot Nos.09 to 13, Itkheda, Aurangabad demarcated by its boundaries (latitude - 19.8761653 and longitude - 75.3433139) of the end points.

NORTH - 7.5 Mtr. Road
SOUTH - Plot No.14 of same layout
WEST - Part of Gut No.38 & Part of Gut No.45
EAST - 9 Mtr. Road

CTS No./Gut No.36 & 37(P), Itkheda, District - Aurangabad PIN - 431136 admeasuring Total Plot Area is 21,810/- Sq. Mtr. on document. The said land area under Gut No.36 & 37(P) was developed & plotting resulted into 28 sanctioned Plots from Nos.01 to 28, out of which the sanctioned building plan for 'Udyog Kalpak' is being carried on Plot No.09 to 13 admeasuring 2119.06 Sq. Mtr. only which is being developed by M/s.Kalpak Developers.

Sir,

I, Ar.Saurabh Mirkute have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Row House No.01 to 12, Row House No.13 to 19 & Row House No.20 To 23 (Residential Apartments). bearing CTS No./Gut No.36 & 37(P), Itkheda, District - Aurangabad PIN - 431136. The said land area under Gut No.36 & 37(P) was developed & plotting resulted into 28 sanctioned Plots from Nos.01 to 28, out of which the sanctioned building plan for 'Udyog Kalpak' is being carried on Plot No.09 to 13 admeasuring 2119.06 Sq. Mtr. only which is being developed by M/s.Kalpak Developers.

Following technical professionals are appointed by Owner /Promoter -

- i) Shri.Saurabh Mirkute as Licensed Surveyor/Architect
- ii) Shri.Abhay S. Patil as Structural Consultant
- iii) Shri.Saurabh Mirkute as MEP Consultant
- iv) Shri.Sundar Pawar as Site Supervisor

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 the Building/Wing of the Real Estate Project as registered vide number to be applied _____ under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the entire activity of the Building/Wing and Overall Percentage of Work Done with respect to entire Building/Wing is detailed in Table B.

ADDRESS

Shop no. 3-4 ,Plot no. 265,Dhananjay Complex,
Ulkanagari,Garkheda Aurangabad 431005



Table A

Building/Wing Number ---- to be prepared separately for each Building/Wing of the Project)

Sr. No. Tasks /Activity Percentage of work done

Row House No.01 to 12 (Residential Apartments) :

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement (s) - NA and Plinth - 1 for each row house from R. House No.01 to 12	100%
3	Number of Podiums - NA	NA
4	Stilt Floor - 1 for each row house from R. House No.11 & 12	0%
5	Number of Slabs of Super Structure - 2 for each row house from R. House No.01 to 12	0%
6	Internal walls, Internal Plaster, Floorings within Row Houses/Premises, Doors and Windows to each of the Row House/Premises	0%
7	Sanitary Fittings within the Row House/Premises, Electrical Fittings within the Row House/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, 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 to Common Areas,electro,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 Obtain Occupation /Completion Certificate	0%

Row House No.13 to 19 (Residential Apartments) :

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement (s) - NA and Plinth - 1 for each row house from R. House No.13 to 19	100%
3	Number of Podiums - NA	NA
4	Stilt Floor - 1 for each row house from R. House No.13 to 19	0%
5	Number of Slabs of Super Structure - 2 for each row house from R. House No.13 to 19	0%
6	Internal walls, Internal Plaster, Floorings within Row Houses/Premises, Doors and Windows to each of the Row House/Premises	0%
7	Sanitary Fittings within the Row House/Premises, Electrical Fittings within the Row House/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, 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 to Common Areas,electro,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 Obtain Occupation /Completion Certificate	0%

Row House No.20 to 23 (Residential Apartments) :

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement (s) - NA and Plinth - 1 for each row house from R. House No.20 to 23	100%
3	Number of Podiums - NA	NA
4	Stilt Floor - 1 for each row house from R. House No.20 to 23	0%
5	Number of Slabs of Super Structure - 2 for each row house from R. House No.20 to 23	0%
6	Internal walls, Internal Plaster, Floorings within Row Houses/Premises, Doors and Windows to each of the Row House/Premises	0%
7	Sanitary Fittings within the Row House/Premises, Electrical Fittings within the Row House/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, 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 to Common Areas,electro,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 Obtain Occupation /Completion Certificate	0%



TABLE-B**Internal & External Development Works in Respect of the entire Registered Phase**

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0%	
2	Water Supply	Yes	0%	Through Borewell
3	Sewarage (chamber,lines,Septic Tank,STP)	Yes	0%	No STP, Drainage Line till Corporation Chamber
4	Storm Water Drains	No		
5	Landscaping & Tree Planting	Yes	0%	Tree Plantation for Internal Project
6	Street Lighting	Yes	0%	Street Lights for Project Only
7	Community Buildings	No		NA
8	Treatment and disposal of sewage and sullage water	No		NA
9	Solid Waste Management & Disposal	No		NA
10	Water conservation, Rain Water Harvesting	Yes	0%	Rain Water Harvesting as per Corporation Norms
11	Energy Management	No		NA
12	Fire protection and fire safety requirements	No		
13	Electrical meter room, sub-station, receiving station	Yes	0%	Electrical DP if required
14	Others Compound Wall	Yes	0%	

Yours Faithfully,

(Saurabh Mirkute
(Architect)