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: 31/12/2021

To,
M/s Kalpak Developers,
102, Veer Shanti, Kranti Chowk,
Aurangabad, 431005.

Subject: Certificate of Percentage of Completion of Construction Work of Project named as **'Udyog Kalpak A'**, having MahaRERA Registration No. **P51500029919** situated at Gut No 36/P, 37/P, Itkheda, Aurangabad at Aurangabad (M Corp.), Aurangabad, Aurangabad, 431136 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 **"Udyog Kalpak A"** having MahaRERA Registration No **P51500029919** being developed by Kalpak Developers.

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 entire Phase is detailed in Table-B.

TABLE-A

"Udyog Kalpak A'"
Row House No 01 to 12 (Residential Apartment)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements	NA
3.	Podiums (if any)	NA
4.	Plinth -1 for each row house from R.House No.01 to12	100%
5.	Stilt Floor-1for each row house from R.House No.01 to12	30%
6.	Number of Slab of Super Structure – 2 for each row house from R. House No.01 to 12	32%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	29%
8.	Sanitary Fittings within Flats / Premises	28%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	20%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	15%
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	35%

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Row House No 13 to 19 (Residential Apartment)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (s) – NA	NA
3.	Podiums (if any)	NA
4.	Plinth-1 for each row house from R.House No. 13 to 19	100%
5.	Stilt Floor – 1 for each row house from R. House No.13 to19	25%
6.	Number of super Slab of Super Structure – 2 for each row house from R.House No. 13 to 19	15%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	32%
8.	Sanitary Fittings within Flats / Premises	30%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	17%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	31%
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	16%

Row House No 20 to 23 (Residential Apartment)

S. 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	NA
3.	Podiums (if any)	NA
4.	Plinth – 1 for each row house from R.House No.20 to 23	100%
5.	Stilt Floor – 1 for each house from R. House No.20 to 23	0%
6.	Number of Slab of Super Structure – 2 for each row house from R.House.20 to 23.	0%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	0%
8.	Sanitary Fittings within Flats / Premises	0%

AR. SAURABH MIRKUTE Registered COA NO. CA/2017/86766 ARCHITECT

9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	0%
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	0%

TABLE-B

Common Areas (Internal & External Development Works) in respect of the Project
Registration No. P51500029919

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	10%	
2.	Water Supply	Yes	25%	Through Borewell
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	22%	No STP Drainage Line till Corporation Chamber
4.	Strom Water Drains	No	NA	NA
5.	Landscaping & Tree Planting	Yes	33%	Tree Plantation for Internal Project
6.	Street Lighting	Yes	NA	Street Lights for Project Only
7.	Community Buildings	No	NA	NA
8.	Treatment & Disposal of Sewage and Sludge Water	No	NA	NA
9.	Solid Waste Management & Disposal	No	NA	NA
10.	Water Conservation / Rain Water Harvesting	Yes	30%	Rain Water Harvesting as per Corporation Norms
11.	Energy Management	No	NA	NA
12.	Fire Protection & Fire Safety requirements	No	NA	NA
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	28%	Electrical DP if required
14.	Others (Option to Add more)	No	NA	

AR. SAURABH MIRKUTE Registered COA NO.: CA/2017/86766 ARCHITECT

Yours faithfully,

Ar. Saurabh Mirkute
(Architect)

License Number: CA/2017/86766

Address: Shop No. 3 & 4, Plot No.265,
Dhananjay Complex, Ulkanagari
Garkheda, Chh. Sambhajinagar.431005.

Agreed & Accepted by:

Signature for and on behalf of Promoter
Name: M/s Kalpak Developers Through Its Partner
Shri. Shodhan Y. Joshi

Date: 31/12/2022