Architects
Interior Designers
Project Consultants

Annexure A

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)

Date: 03/05/2025

To,
M/S Choudhary Bhaishree Landmarks LLP,
Office No. 321/322, Opp. MTDC Office, Beside Goldie Theatre,
Railway Station Road, Aurangabad.

Subject : Certificate of percentage of Work of completion of construction work of **Row house nos. 01 to 67** having MahaRERA Registration Number **P51500024894** being developed by **M/S Choudhary Bhaishree Landmarks LLP**

Sir,

I/We **Ar. SAMEER AUSEKAR** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **Row house nos. 01 to 67** having MahaRERA Registration Number **(P51500024894)**, being developed by **M/S Choudhary Bhaishree Landmarks LLP**)

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 **(P51500024894)** is as per Table A herein 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 (JANUARY TO MARCH 2025)

Layout/Building/Wing Number: R.H. A-01 TO R.H. A-09

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	100.00
5	Stilt Floor	
6	3 Number of Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	100.00
8	Sanitary Fitting within the Flat/Premises	100.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100.00

10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
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.	100.00

Layout/Building/Wing Number: R.H. B-10 TO R.H. B-17

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	100.00
5	Stilt Floor	
6	3 Number of Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	50.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	60.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
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.	100.00

Layout/Building/Wing Number: R.H. C-18 TO R.H. C-24

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	100.00
5	Stilt Floor	
6	3 Number of Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	50.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	65.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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.	0.00

Layout/Building/Wing Number: R.H. D-25 TO R.H. C-32

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	

4	Plinth,	100.00
5	Stilt Floor	
6	3 Number of Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	100.00
8	Sanitary Fitting within the Flat/Premises	100.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
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.	100.00

Layout/Building/Wing Number: R.H. E-33 TO R.H. E-40

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	100.00
5	Stilt Floor	
6	3 Number of Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	100.00
8	Sanitary Fitting within the Flat/Premises	100.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
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.	100.00

Layout/Building/Wing Number: R.H. F-41 TO R.H. F-50

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	100.00
5	Stilt Floor	
6	3 Number of Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	30.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	85.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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.	0.00

Layout/Building/Wing Number: R.H. G-51 TO R.H. G-59

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	100.00
5	Stilt Floor	
6	3 Number of Slabs of Super Structure	95.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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.	0.00

Layout/Building/Wing Number: R.H. H-60 TO R.H. H-67

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	100.00
5	Stilt Floor	
6	3 Number of Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	100.00
8	Sanitary Fitting within the Flat/Premises	100.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
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.	100.00

Table B - Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number) (JANUARY TO MARCH 2025)

Sr.No	Common areas and facilities	Proposed (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	95.00	Only Paved surface in Trimix Concrete No Foot

				Paths
2	Water Supply	Yes	90.00	Through Bore well and AMC water supply when available.
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	90.00	Chambers, Drainage lines Septic Tank. STP As per consultant's design
4	Storm Water Drains	No		
5	Landscaping & Tree Planting	Yes	90.00	As per drawings by Consultants
6	Street Lighting	Yes	90.00	As per drawings by Consultants
7	Community Buildings	No		
8	Treatment And Disposal Of Sewage And Sullage Water	No	80.00	As per drawings by Consultants
9	Solid Waste Management And Disposal	No		
10	Water conservation /Rain water harvesting	Yes	85.00	As per drawings by Consultants
11	Energy managemcnt	No		
12	Fire protection and fire safety requirements	No		
13	Electrical meter room, sub-station, receiving station	Yes	85.00	As per drawings by Consultants
14	Aggregate area of recreational Open Space	Yes	100.00	As per drawings by Consultants
15	Open Parking	No		
16	Others. Compound wall & Entrance Gate	Yes	90.00	As per drawings by Consultants

Overall Project completion is 77.00 % & 94.00 % for internal & external development works.

Yours Faithfully

Ar. SAMEER AUSEKAR

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

Authority license no. **CA-95/19301** (if applicable)

Date of Certificate:

Agreed and accepted by:

CHOUDHARY BHAISHREE LANDMARKS LLP

PARTNER

Signature of promoter

Name: M/s. Choudhary Bhaishree Landmarks LLP

Date: