

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgiri Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in



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: - 08-01-2026

To,
RIDDHI VIYAAN VENTURES,
PLOT NO 40, SECTOR N-3,
CIDCO, AURANGABAD

Subject: Certificate of Percentage of Completion of Construction Work of VIYAAN
ANANTA Phase - I having MahaRERA Registration Number
P51500032300 being developed by RIDDHI VIYAAN VENTURES
(OCT To DEC 2025 QTR)

Sir,

I / We MANOJ KALA & ASSOCIATES have undertaken assignment as Architect /
Licensed Surveyor of Certifying Percentage of Completion of Construction Work of
VIYAAN ANANTA having MahaRERA Registration Number P51500032300 being
developed by RIDDHI VIYAAN VENTURES.

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.

Date: 08/01/2026

Yours Faithfully,


Architect
Manoj Kala
RegNo: CA/96/19597

MANOJ KALA
Architect
Reg. No. CA/96/19597

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in



TABLE- A

Building Block A Row Houses

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)	0
3.	Podiums (if any)	-
4.	Plinth	100%
5.	Stilt Floor	100%
6.	3 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/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	100%

Date: 08/01/2026

Yours Faithfully,


Architect
Manoj Kala
Reg No: CA/96/19597



MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirmi Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in



Table - A
Building Block B Row Houses

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)	0
3.	Podiums (if any)	-
4.	Plinth	100%
5.	Stilt Floor	100%
6.	3 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/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	100%

Date: 08/01/2026

Yours Faithfully,


Architect
Manoj Kala
Reg No: CA/96/19597

 **MANOJ KALA**
Architect
Reg. No. CA/96/19597

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgiri Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in

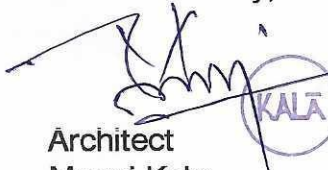


TABLE- A
Building Block C Row Houses

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)	0
3.	Podiums (if any)	-
4.	Plinth	100%
5.	Stilt Floor	100%
6.	2 Slab of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	100%
8.	Sanitary Fittings within Flats / Premises	95%
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/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	100%

Date: 08/01/2026

Yours Faithfully,


Architect
Manoj Kala
Reg No: CA/96/19597

 **MANOJ KALA**
Architect
Reg. No. CA/96/19597

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgiri Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in



TABLE- A
Building Block D Row Houses

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)	0
3.	Podiums (if any)	-
4.	Plinth	100%
5.	Stilt Floor	100%
6.	2 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/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	100%

Date: 08/01/2026

Yours Faithfully,


MANOJ KALA
Architect
Reg. No. CA/96/19597
Architect
Manoj Kala
Reg No: CA/96/19597

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgiri Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in



TABLE- A
Building Block E Row Houses

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)	0
3.	Podiums (if any)	-
4.	Plinth	100%
5.	Stilt Floor	100%
6.	2 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/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	100%

Date: 08/01/2026

Yours Faithfully,


Architect
Manoj Kala
Reg No: CA/96/19597



MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in



TABLE- A
Building Block F Row Houses

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)	-
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	90%
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/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	100%

Date: 08/01/2026

Yours Faithfully,


Architect
Manoj Kala
Reg No: CA/96/19597

 **MANOJ KALA**
Architect
Reg. No. CA/96/19597

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in



TABLE-A-4
Building Block G1 And G2

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)	0
3.	Podiums (if any)	-
4.	Plinth	100%
5.	Stilt Floor	100%
6.	8 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/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	100%

Date: 08/01/2026

Yours Faithfully,


Architect  MANOJ KALA
Manoj Kala
Reg No: CA/96/19597
Reg. No. CA/96/19597

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in



TABLE-B

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

Sr. 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	95%	Internal Project Cement Roads
2.	Water Supply	YES	100%	From Borewell
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	95%	As per Consultant Drawing
4.	Storm Water Drains	No	-	-
5.	Landscaping & Tree Planting	Yes	95%	Tree Plantation and Garden
6.	Street Lighting	Yes	90%	Street Lights for Internal Project
7.	Community Buildings	No	-	-
8.	Treatment & Disposal of Sewage and Sullage Water	NA	NA	
9.	Solid Waste Management & Disposal	No	-	-
10.	Water Conservation / Rain Water Harvesting	Yes	95%	Rain Water Harvesting as per Norms
11.	Energy Management	-	-	-
12.	Fire Protection & Fire Safety requirements	YES	0	Fire Work As per Norms
13.	Electrical Meter Room, Sub-Station, Receiving Station	No	NA	

Date: 08/01/2026

Yours Faithfully,

Agreed & Accepted by:


Architect
Manoj Kala
Reg No: CA/96/19597



MANOJ KALA
Architect
Reg. No. CA/96/19597



Signature of Promoter
Name: RIDDHI VIYAAN VENTURES
Date: 08/01/2026

