

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: 20/06/2025

To,
M/s Vitthala Builders & Developers
Gut No. 106, Kalyani Park Phase II,
Pisadevi, Aurangabad-431001

Subject : Certificate of percentage of Work of completion of construction work of 'Kalyani Park Phase II' having MahaRERA Registration Number (P51500029516) being developed by M/s Vitthala Builders & Developers At. Gut No. 106 (P) At. Pisadev, Tq. & Dist.Chhatrapati Sambhajinagar.

Sir,

I/We SAURABH MIRKUTE have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of 'Kalyani Park Phase II' having MahaRERA Registration Number (P51500029516), being developed by M/s Vitthala Builders & Developers At. Gut No. 106 (P) At. Pisadev, Tq. & Dist.Chhatrapati Sambhajinagar.

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 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

Layout/Building/Wing Number: BUILDING-A 'KALYANI PARK PHASE II'

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)	N.A
3	Podiums (if any)	N.A
4	Plinth,	100%
5	Stilt Floor	N.A
6	Slab of Super Structure	100%
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	100%
8	Sanitary Fitting within the Flat/Premises	100%
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100%



10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100%
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.	00%

Table A

Layout/Building/Wing Number: BUILDING-B 'KALYANI PARK PHASE II'

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)	N.A
3	Podiums (if any)	N.A
4	Plinth,	100%
5	Stilt Floor	N.A
6	Slab of Super Structure	90%
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	40%
8	Sanitary Fitting within the Flat/Premises	00%
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	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.	00%

Table A

Layout/Building/Wing Number: BUILDING-CD 'KALYANI PARK PHASE II'

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	00%
2	Basements (if any)	00%
3	Podiums (if any)	N.A
4	Plinth,	00%
5	Stilt Floor	N.A
6	Slab of Super Structure	00%
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	00%
8	Sanitary Fitting within the Flat/Premises	00%
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	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.	00%



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

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	90%	Only Paved Surface In Termix Concrete
2	Water Supply	Yes	78%	Through Bore Well
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	80%	Chambers, Drainage Lines Septic Tank. No
4	Storm Water Drains	No	N.A	
5	Landscaping & Tree Planting	Yes	0.00	As Per Drawings Of Consultants
6	Street Lighting	YES	0.00	As Per Drawings Of Consultants
7	Community Buildings	No	N.A	
8	Treatment And Disposal Of Sewage And Sullage Water	No	N.A	Septic Tank To Be Provided
9	Solid Waste Management And Disposal	No	N.A	
10	Water conservation /Rain water harvesting	Yes	0.00	As Per Drawings Of Consultants
11	Energy management	No	N.A	
12	Fire protection and fire safety requirements	No	N.A	Not Required As Per DCR
13	Electrical meter room, sub-station, receiving station	Yes	0.00	As Per Drawings Of Consultants
14	Aggregate area of recreational Open Space	Yes	0.00	As Per Drawings Of Consultants
15	Open Parking	No	0.00	

Yours Faithfully



AR. SAURABH MIRKUTE

(License No: CA/2017/86766)

Date of Certificate: 20/06/2025

Agreed and accepted by:

Signature of Promoter

Name: MR. Bharat Janardhan Kale

Date: 20/06/2025