MANGGAL DESIGN
ARCHITECTS & INTERIOR DESIGNER

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: 08-01-2024

To,
NABHRAJ BUILDERS AND DEVELOPERS PVT LTD,
735, Nabhraj Nandanvan,
Opposite Airport, Chikalthana,
Chhatrapati Sambhaji Nagar (Aurangabad),

Subject: Certificate of Percentage of Completion of Construction Work of **NABHRAJ TRILOK HEIGHTS** having MahaRERA Registration Number **P51500032020** being developed by **NABHRAJ BUILDERS AND DEVELOPERS PVT LTD**.

Sir,

I / We **Mangal Design** have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **NABHRAJ TRILOK HEIGHTS** having MahaRERA Registration Number **P51500032020** being developed by **NABHRAJ BUILDERS AND DEVELOPERS PVT LTD**.

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-A1-A5 herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A-1
WING – A

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)	N.A.
3.	Podiums (if any)	N.A.
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	50%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	80%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	70%
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	70%

TABLE-A-2
WING - B

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)	N.A.
3.	Podiums (if any)	N.A.
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	60%
9	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	80%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	80%

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	30%

TABLE-A-3
WING-C

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)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00%
5.	Stilt Floor	00%
6.	Slab of Super Structure	00%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	00%
8.	Sanitary Fittings within Flats / Premises	00%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	00%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	00%
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	00%

TABLE-A-4
WING D

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)

1.	Excavation	00%
2.	Basements (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00%
5.	Stilt Floor	00%
6.	Slab of Super Structure	00%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	00%
8.	Sanitary Fittings within Flats / Premises	00%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	00%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	00%
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	00%

TABLE-A-5
WING E

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	00%
2.	Basements (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00%
5.	Stilt Floor	00%
6.	Slab of Super Structure	00%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	00%
8.	Sanitary Fittings within Flats / Premises	00%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	00%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	00%

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	00%

TABLE-B

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

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	30%	Internal Project Cement Roads
2.	Water Supply	YES	30%	From Borewell
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	50%	Drainage Line with Chambers STP or Biodigeter
4.	Strom Water Drains	NO	---	N.A.
5.	Landscaping & Tree Planting	YES	00%	Tree Plantation
6.	Street Lighting	YES	00%	Internal Project Street Lights
7.	Community Buildings	NO	---	N.A.
8.	Treatment & Disposal of Sewage and Sullage Water	YES	50%	STP or Biodigester
9.	Solid Waste Management & Disposal	NO	---	N.A.
10.	Water Conservation / Rain Water Harvesting	YES	50%	Rain Water Harvesting As per Norms
11.	Energy Management	YES	---	Common Solar Net Metering System
12.	Fire Protection & Fire Safety requirements	YES	75%	As per Norms
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	30%	As per MSEB Requirements
14.	Others (Option to Add more)			

Yours faithfully,

Signature & Name (IN BLOCK LETTERS) of Land Surveyor / Architect
License Number (_____)

Agreed & Accepted by:

MANGGAL
ARCHITECTS & INTERIOR DESIGNER
Ar.Pramod Vithoba Narale
narale.pramod25@gmail.com
CA/2011/53824

Signature of Promoter
Name: **NABHRAJ BUILDERS AND DEVELOPERS PVT LTD**
Date: 08-01-2024