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: 14-01-2026

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/Parking 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	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 Equipments as per CFO NOC, Electrical Fittings, 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%

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/Parking	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	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 Equipments as per CFO NOC, Electrical Fittings, 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%

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	100%
5.	Stilt Floor/Parking	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	45%
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	45%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, 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	45%

TABLE-A-4
WING MHADA BUILDING

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/Parking	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, ~~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 CANCELLED IN NEW SANCTIONED

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	N.A.
2.	Basements (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	N.A.
5.	Stilt Floor	N.A.

6.	Slab of Super Structure	N.A.
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	N.A.
8.	Sanitary Fittings within Flats / Premises	N.A.
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	N.A.
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	N.A.
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, 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	N.A.

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	60%	Internal Project Cement Roads
2.	Water Supply	YES	65%	From Borewell
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	60%	Drainage Line with Chambers STP or Biodigester
4.	Strom Water Drains	NO	---	N.A.
5.	Landscaping & Tree Planting	YES	60%	Tree Plantation
6.	Street Lighting	YES	60%	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	65%	Rain Water Harvesting As per Norms
11.	Energy Management	YES	---	Common Solar Net Metering System
12.	Fire Protection & Fire Safety requirements	YES	85%	As per Norms
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	55%	As per MSEB Requirements
14.	Others (Option to Add more)			

MANGGAL DESIGN
ARCHITECTS & INTERIOR DESIGNER

Yours faithfully,

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

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

Agreed & Accepted by:

NABHRAJ BUILDERS AND DEVELOPERS PVT LTD
CIN U70200 MH2021 PTC360987

Signature of Promoter
Name: **NABHRAJ BUILDERS AND DEVELOPERS PVT LTD**
Date: **14-01-2026**