

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- Building/Wing wise)

Date: 11/10/2024

To,

**M/s. PADMANABH DEVELOPERS,**  
OFF NO 101/102, MALGE MAJESTIC,  
SUTGIRNI ROAD, GARKHEDA, AURANGABAD.

Subject: Certificate of Cost Incurred for Development of Construction Work of Project **ELEMENTS TERRA, [MAHA RERA Registration No. P51500032459]** being developed by **M/s. PADMANABH DEVELOPERS.**

Ref: **RERA Registration No. P51500032459**

Sir

I/ We **SAMIL ARCHITECTS** have undertaken assignment of certifying Percentage of completion of Construction Work of Project **ELEMENTS TERRA, [MAHA RERA Registration No. P51500032459]** being developed by **M/s. PADMANABH DEVELOPERS.**

Based on Site Inspection, with respect to 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 as registered vide number **MAHA RERA Registration No. P51500032459** is, as per table A herein below. The percentage of the work executed with respect to each of the major activity of the **Building A1 TO A8, B9 TO B15, C16 TO C23** and Overall Percentage of work done with respect to each Building is detailed in the Table B.

**Table A (A1 TO A8 Building)**

(To be prepared separately for each Building /Wing of the Project)

| <b>A1 TO A8 Building (JULY TO SEPTEMBER 2024)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>SR.NO.</b>                                     | <b>TASKS / ACTIVITY</b>                                                                                                                                                                                                                                                                                                                                                                                                             | <b>% OF WORKDONE</b> |
| 01                                                | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                          | 100%                 |
| 02                                                | 01 Number of Plinth                                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                 |
| 03                                                | 00 Number of Basement Floor                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| 04                                                | 00 Number of Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| 05                                                | 03 Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                               | 100%                 |
| 06                                                | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                                   | 85%                  |
| 07                                                | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                            | 70%                  |
| 08                                                | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                       | 94%                  |
| 09                                                | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                              | 70%                  |
| 10                                                | <del>Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC</del> , Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate | 65%                  |

**Table A (B9 TO B15 Building)**

(To be prepared separately for each Building /Wing of the Project)

| <b>B9 TO B15 Building (JULY TO SEPTEMBER 2024)</b> |                         |                      |
|----------------------------------------------------|-------------------------|----------------------|
| <b>SR.NO.</b>                                      | <b>TASKS / ACTIVITY</b> | <b>% OF WORKDONE</b> |
| 01                                                 | Excavation              | 100%                 |
| 02                                                 | 01 Number of Plinth     | 100%                 |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                         |      |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 03 | 00 Number of Basement Floor                                                                                                                                                                                                                                                                                                                                                                                             |      |
| 04 | 00 Number of Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                |      |
| 05 | 03 Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                   | 100% |
| 06 | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 75%  |
| 07 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 65%  |
| 08 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 85%  |
| 09 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 75%  |
| 10 | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate | 70%  |

**Table A (C16 TO C23 Building)**

(To be prepared separately for each Building /Wing of the Project)

| <b>C16 TO C23 Building (JULY TO SEPTEMBER 2024)</b> |                                                                                                                               |                      |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>SR.NO.</b>                                       | <b>TASKS / ACTIVITY</b>                                                                                                       | <b>% OF WORKDONE</b> |
| 01                                                  | Excavation                                                                                                                    | 100%                 |
| 02                                                  | 01 Number of Plinth                                                                                                           | 100%                 |
| 03                                                  | 00 Number of Basement Floor                                                                                                   |                      |
| 04                                                  | 00 Number of Stilt Floor                                                                                                      |                      |
| 05                                                  | 03 Number of Slabs of Super Structure                                                                                         | 100%                 |
| 06                                                  | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises             | 60%                  |
| 07                                                  | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                      | 45%                  |
| 08                                                  | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks | 85%                  |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 09 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                              | 40% |
| 10 | <del>Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC</del> , Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate | 30% |

**Table B**

(Internal & External Development Works in Respect of the entire Registered Phase)

| SR.NO. | TASKS / ACTIVITY                                        | PROPOSED (YES/NO) | % OF WORKDONE | DETAILS                                      |
|--------|---------------------------------------------------------|-------------------|---------------|----------------------------------------------|
| 01     | Internal Roads & Footpaths :                            | YES               | 80%           | INTERNAL PROJECT TAR OR CEMENT ROADS         |
| 02     | Water Conservation, Rain water Harvesting :             | YES               | 85%           | RAIN WATER HARVESTING AS PER NORMS           |
| 03     | Energy management :                                     | NO                | -----         | N.A.                                         |
| 04     | Fire Protection And Fire Safety Requirements :          | NO                | -----         | N.A.                                         |
| 05     | Electrical Meter Room, Sub-Station, Receiving Station : | NO                | -----         | N.A.                                         |
| 06     | Aggregate area of recreational Open Space :             | YES               | -----         | As per drawings by Consultants               |
| 07     | Open Parking :                                          | NO                | -----         | N.A.                                         |
| 08     | Water Supply :                                          | YES               | 85%           | WATER SUPPLY FROM BOAR WELL                  |
| 09     | Sewerage (Chamber, Lines, Septic Tank , STP) :          | YES               | 70%           | DRAINAGE LINE TILL CORPORATION DRAINAGE LINE |

|    |                               |     |       |                                |
|----|-------------------------------|-----|-------|--------------------------------|
| 10 | Storm Water Drains :          | NO  | ----- | N.A.                           |
| 11 | Landscaping & Tree Planting : | YES | 70%   | TREE PLANTATION AS PER NORMS   |
| 12 | Street Lighting :             | YES | 70%   | INTERNAL PROJECT STREET LIGHT  |
| 13 | Community Buildings :         | NO  | ----- | N.A.                           |
| 14 | Others (Option to Add more)   | NO  | ----- | N.A.                           |
| 15 | Others. Compound Wall         | YES | 00%   | As per drawings by Consultants |

Yours Faithfully,

For

**SAMIL ARCHITECTS**

*hdi* *Sign*

**Er. Milind M. Wadekar**  
Regd No. MCB/R/2019/APL/00260

Agreed & accepted by,

**PADMANABH DEVELOPERS**

*Chaitan*  
**PARTNER**

**PARTNER**

**Name : M/s. PADMANABH DEVELOPERS**

**Date :**