



# MANISH KALE & ASSOCIATES

ARCHITECTS, DESIGNERS & APPROVED VALUERS

## 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: 18-04-2025

To,  
SWANAND REALTIES,  
GROUND FLOOR, NABHRAJ NANDANVAN PHASE-1,  
OPPOSITE AIRPORT, MIDC CHIKALTHANA AREA,  
CHHATRAPATI SAMBHAJINAGAR (AURANGABAD).

Subject: Certificate of Percentage of Completion of Construction Work of **NAKSHATRA RESIDENCY** having MahaRERA Registration Number **P51500033699** being developed by **SWANAND REALTIES**. (Jan to Mar 2025)

Sir,

I / We **MANISH VASANT KALE** ( Proprietor **MANISH KALE & ASSOCIATES**) I have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **NAKSHATRA RESIDENCY** having MahaRERA Registration Number **P51500033699** being developed by **SWANAND REALTIES**.

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.

**TABLE-A**Layout / Building / Wing Number for **NAKSHATRA RESIDENCY**

| S. No. | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                        | Percentage of Actual Work Done<br>(As on date of the Certificate) |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| (1)    | (2)                                                                                                                                                                                                                                                                                                                                                                                                                     | (3)                                                               |
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                                                              |
| 2      | X number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                      | 100%                                                              |
| 3      | X number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                     | -----                                                             |
| 4      | Still Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 100%                                                              |
| 5      | X number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                    | 100%                                                              |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 100%                                                              |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 100%                                                              |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                          | 100%                                                              |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                   | 95%                                                               |
| 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 | 95%                                                               |



**TABLE-B**Common Areas (Internal & External Development Works) for **NAKSHATRA RESIDENCY**

| 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 :                            | NO                  | -----                                                      | N.A.           |
| 2.     | Water Conservation, Rain water Harvesting :             | YES                 | 90%                                                        | NA             |
| 3.     | Energy management :                                     | NO                  | -----                                                      | N.A.           |
| 4.     | Fire Protection And Fire Safety Requirements :          | YES                 | 90%                                                        | NA             |
| 5.     | Electrical Meter Room, Sub-Station, Receiving Station : | YES                 | 90%                                                        | NA             |
| 6.     | Aggregate area of recreational Open Space :             | NO                  | -----                                                      | N.A.           |
| 7.     | Open Parking :                                          | NO                  | -----                                                      | N.A.           |
| 8.     | Water Supply :                                          | YES                 | 100%                                                       | FROM BORE-WELL |
| 9.     | Sewerage (Chamber, Lines, Septic Tank , STP) :          | YES                 | 90%                                                        | NA             |
| 10.    | Storm Water Drains :                                    | NO                  | -----                                                      | N.A.           |
| 11.    | Landscaping & Tree Planting :                           | NO                  | -----                                                      | N.A.           |
| 12.    | Street Lighting :                                       | NO                  | -----                                                      | N.A.           |
| 13.    | Community Buildings :                                   | NO                  | -----                                                      | N.A.           |
| 14.    | Others (Option to Add more)                             | NO                  | -----                                                      | N.A.           |

Yours faithfully,

For **MANISH KALE & ASSOCIATES**  
Manish Vasant Kale

Architect &amp; Approved Valuer

Reg. No. CA/93/15610

Agreed &amp; Accepted by:

  
Signature of PromoterName: **SWANAND REALTIES**

Date: 18-04-2025

