



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: 14-01-2026

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

Subject :- Certificate of Percentage of Completion of Construction Work of NAKSHATRA RESIDENCY having MahaRERA Registration Number P51500033699 being developed by SWANAND REALTIES.

Sir,

I MANISH VASANT KALE (Proprietor Manish Kale & Associates), have undertaken assignment as Architect for 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 afore said Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for this Building under MahaRERA is as per Table-A herein mentioned below. The percentage of work executed with respect to each activity of entire Phase is detailed in Table-B.

TABLE-A
NAKSHATRA RESIDENCY BUILDING

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100%
2	number of Basement and Plinth	100%
3	number of Podium	100%
4	Stilt Floor	100%
5	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.	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment,, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	97%

TABLE-B

Common Areas (Internal & External Development Works) for
NAKSHATRA RESIDENCY BUILDING

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	100%	100%
3.	Energy management :	NO	-----	N.A.
4.	Fire Protection And Fire Safety Requirements :	YES	100%	100%
5.	Electrical Meter Room, Sub-Station, Receiving Station :	YES	100%	100%
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 :	YES	100%	100%
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


Mahesh Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

Agreed & Accepted by:


Signature of Promoter
Name: SWANAND REALTIES
Date: 14-01-2026

