

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)



MANGGAL DESIGN
ARCHITECTS & INTERIOR DESIGNER

Date: 25/07/2023

To,
M/s. A B Developers,
Raaj Group, Office No. 2, First Floor,
Mulay Tapadiya Complex, Jalna Road,
Near Mondha Naka, Aurangabad - 431001

Subject: Certificate of Percentage of Completion of Construction Work of Anandam Residency having MahaRERA Registration Number P51500033671 (Only applicable after Project Registration) being Developed by A B Developers.

Sir,

I / We have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of Anandam Residency having MahaRERA Registration Number. P51500033671 (Only applicable after Project Registration) being Developed by A B Developers.

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 Apartment Building

Layout / Building / Wing Number __ (to be prepared separately for each Layout/Building/Wing of Project)

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)	--
3.	Podiums (if any)	--
4.	Plinth	100%
5.	Parking Floor	100%
6.	Slab of Super Structure	85%

Ar. Pramod Vithoba Nigale
Manggal
ARCHITECTS & INTERIOR DESIGNERS

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7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	40%
8.	Sanitary Fittings within Flats / Premises	--
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	70%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	--
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	N.A.

TABLE-A Row House Block 1 (R9 TO R19)

Layout / Building / Wing Number __ (to be prepared separately for each Layout/Building/Wing of Project)

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)	--
3.	Podiums (if any)	--
4.	Plinth	100%
5.	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	40%
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	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	N.A.



At: Pramod Vithoba Narate
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TABLE-A Row House Block 2 (R1 TO R8)

Layout / Building / Wing Number __ (to be prepared separately for each Layout/Building/Wing of Project)

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)	--
3.	Podiums (if any)	--
4.	Plinth	100%
5.	Parking Floor	100%
6.	Slab of Super Structure	95%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	30%
8.	Sanitary Fittings within Flats / Premises	--
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	--
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	--
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	N.A.

TABLE-B

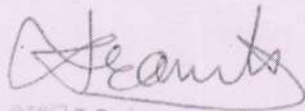
Common Areas (Internal & External Development Works) in respect of the Registered Phase / Project Number

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		--	
2.	Water Supply		--	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)		--	
4.	Storm Water Drains		--	
5.	Landscaping & Tree Planting		--	
6.	Street Lighting		--	
7.	Community Buildings		--	

8.	Treatment & Disposal of Sewage and Sullage Water		—	
9.	Solid Waste Management & Disposal		—	
10.	Water Conservation / Rain Water Harvesting		—	
11.	Energy Management		—	
12.	Fire Protection & Fire Safety requirements		—	
13.	Electrical Meter Room, Sub-Station, Receiving Station		—	
14.	Others (Option to Add more)		—	

Yours faithfully

Signature & Name of Land Surveyor / Architect
License Number (CA/2011/53824)



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(R. ARCH) CA/2011/53824

Agreed & Accepted by:

 
Signature of Promoter
Name: A B Developers,
Rameshwar K. Bharuka & Kaushal S. Ajmera
Date: 25/07/2023