



**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:13/01/2025**

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<br>(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%                                                              |

*[Signature]*

|     |                                                                                                                                                                                                                                                                                                                                 |      |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 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                                                                                                                                                                                                              | 80%  |
| 11. | Installation of Lifts, Water Pumps, Electrical Fittings, Mechanical Equipments,, 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 | 40%  |

**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<br>(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                                                                                                                                                                                                                                                                                      | 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, Electrical Fittings, Mechanical Equipments, 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 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<br>(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                                                                                                                                                                                                                                                                                      | 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, Electrical Fittings, Mechanical Equipments, 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.     | Footpaths                                        | YES                 | 30%                                                        |         |
| 2.     | Water Supply                                     | YES                 | 50%                                                        |         |
| 3.     | Sewerage (Chamber, Lines, Septic Tank, STP)      | YES                 | 50%                                                        |         |
| 4.     | Storm Water Drains                               | N A                 | --                                                         |         |
| 5.     | Landscaping & Tree Planting                      | YES                 | 100%                                                       |         |
| 6.     | Street Lighting                                  | N A                 | 40%                                                        |         |
| 7.     | Community Buildings                              | N A                 | --                                                         |         |
| 8.     | Treatment & Disposal of Sewage and Sullage Water | N A                 | --                                                         |         |
| 9.     | Solid Waste Management & Disposal                | N A                 | --                                                         |         |
| 10.    | Water Conservation / Rain Water Harvesting       | YES                 | --                                                         |         |
| 11.    | Energy Management                                | N A                 | --                                                         |         |
| 12.    | Fire Protection & Fire Safety requirements       | N A                 | --                                                         |         |
| 13.    | Electrical Meter Room.                           | YES                 | --                                                         |         |

Hence, as an architect of the scheme we hereby certify that 60% of the construction work of the project namely ANANDAM RESIDENCY, is over.

Yours faithfully

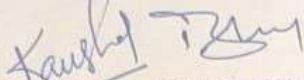
 **MANGGAL**  
ARCHITECTS & INTERIOR DESIGNER  
Ar.Pramod Vithoba Narale  
narale.pramod28@gmail.com  
(B.ARCH) CA/2011/53824

*(Signature)*

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

Agreed & Accepted by:

M/S AB DEVELOPERS



PARTNER

Signature of Promoter

Name: A B Developers,

Rameshwar K. Bharuka & Kaushal S. Ajmera

Date: 13/01/2025