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:12/04/2025

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 (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	70%
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	70%

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	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, 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	N.A.

	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	

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	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.	Internal Roads & Footpaths	YES	80%	
2.	Water Supply	YES	80%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	100%	
4.	Strom Water Drains	N A	--	
5.	Landscaping & Tree Planting	YES	100%	

6.	Street Lighting	N A	80%	
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, Sub-Station, Receiving Station	YES	--	
14.	Others (Option to Add more)		--	

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

MANGAL
ARCHITECTS & INTERIOR DESIGNER
Ar.Pramod Vithoba Narale
narale.pramod@gmail.com
(I) ARLTG CA/2013/50424

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:**12/04/2025**