

# MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni Chowk,  
Garkheda, Chh. Sambhaji Nagar 431005  
Contact: +91 9637005781 | [architecture@mkaa.co.in](mailto:architecture@mkaa.co.in)



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: - 07-04-2025

To,  
**Saffron Associates,**  
**Chhatrapati Sambhajinagar (Aurangabad).**

Subject: Certificate of Percentage of Completion of Construction Work of **Saffron Landmark** having MahaRERA Registration Number **P51500048247** being developed by **Saffron Associates**.

Sir,

I have undertaken assignment as Architect of Certifying Percentage of Completion of Construction Work of **Saffron Landmark** having MahaRERA Registration Number **P51500048247** being developed by **Saffron Associates**.

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.

Date: 07/04/2025

Yours Faithfully, ↘

  
**Architect**  
**Manoj Kala**  
**RegNo: CA/96/19597**

**MANOJ KALA**  
Architect  
Reg. No. CA/96/19597

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**TABLE-A**

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)                                                                                                                                                                                                                                                                                                                                                                                                                        | 100%                                                              |
| 3.     | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                          | No                                                                |
| 4.     | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                                                              |
| 5.     | Ground Floor                                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                                                              |
| 6.     | Slab of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                   | 80%                                                               |
| 7.     | Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises                                                                                                                                                                                                                                                                                                                                                       | 35%                                                               |
| 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 Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, 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 | -                                                                 |

**Date: 07/04/2025**

**Yours Faithfully,**

  
**Architect**  
**Manoj Kala**  
**RegNo:CA/96/19597**

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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                 | 40%                                                        | Road Base (Foundation) Partially Completed. |
| 2.     | Water Supply                                          | YES                 | -                                                          | Not yet started                             |
| 3.     | Sewerage (Chamber, Lines, Septic Tank, STP)           | YES                 | -                                                          | Not yet started                             |
| 4.     | Strom Water Drains                                    | NO                  | -                                                          | Not yet started                             |
| 5.     | Landscaping & Tree Planting                           | YES                 | 50%                                                        | As per landscaping drawing                  |
| 6.     | Street Lighting                                       | YES                 | -                                                          | Not yet started                             |
| 7.     | Community Buildings                                   | NO                  | -                                                          | NA                                          |
| 8.     | Treatment & Disposal of Sewage and Sludge Water       | NO                  | -                                                          | NA                                          |
| 9.     | Solid Waste Management & Disposal                     | NO                  | -                                                          | NA                                          |
| 10.    | Water Conservation / Rain Water Harvesting            | YES                 | -                                                          | Not yet started                             |
| 11.    | Energy Management                                     | YES                 | -                                                          | Not yet started                             |
| 12.    | Fire Protection & Fire Safety requirements            | YES                 | 10%                                                        | Partially Completed.                        |
| 13.    | Electrical Meter Room, Sub-Station, Receiving Station | YES                 | -                                                          | Not yet started                             |
| 14.    | Others (Option to Add more)                           | NA                  | -                                                          |                                             |

Date: 07/04/2025

Yours Faithfully,

Architect  
Manoj Kala  
RegNo:CA/96/19597

MANOJ KALA  
Architect  
Reg. No. CA/96/19597

Agreed & Accepted by:

Signature of Promoter  
Name: Saffron Associates.  
Date: 07/04/2025

