

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgiri Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | architecture@mkaa.co.in



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: 08/01/2026

To,
The **APA Combine LLP &**
Project: Disha Swarajya Pratapgad A And B,
Plot No 17 To 20 (Pocket A), Gut No 48/P,
Garkheda, at Aurangabad (M.Corp), Aurangabad, 431001.

Subject: Certificate of Percentage of Completion of Construction Work of
Disha Swarajya Pratapgad A And B having MahaRERA Registration
Number **P51500055092** being developed by APA Combine LLP.

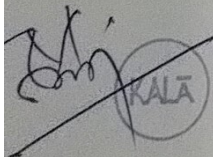
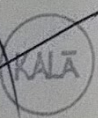
Sir,

I / We Manoj Kala And Associates have undertaken assignment as Architect /
Licensed Surveyor of Certifying Percentage of Completion of Construction Work
Disha Swarajya Pratapgad A And B having MahaRERA Registration Number
P51500055092 being developed by APA Combine LLP.

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-A1 and Table -B herein below. The percentage of work
executed with respect to each of the activity of entire Phase is detailed in Table-B.

Date: 08/01/2026

Yours Faithfully,

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

Architect
Manoj Kala
RegNo: CA/96/19597

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TABLE-A-1
Disha Swarajya Pratapgad A

Sr. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	9Slab of Super Structure	66%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	5%
8.	Sanitary Fittings within Flats / Premises	0%
9.	Staircases, Lift Wells & Lobbies at each FloorLevel Overhead and Underground Water Tanks	0%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	0%
11.	Installation of Lifts, Water Pumps, Fire FightingFittings 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 otherrequirements as may be required to complete Project as per specifications to Agreement of Sale,Any other Activity	0%

Date: 08/01/2026

Yours Faithfully,

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Architect
Reg. No. CA/96/19597

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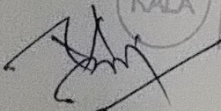


TABLE-A-2
Disha Swarajya Pratapgad B
Tasks / Activity

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)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	9Slab of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	90%
8.	Sanitary Fittings within Flats / Premises	75%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	80%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	90%
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	20%

Date: 08/01/2026

Yours Faithfully,

  **MANOJ KALA**
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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	NO	NA	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	NO	NA	
5.	Landscaping & Tree Planting	NO	NA	
6.	Street Lighting	NO	NA	
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	0%	
11.	Energy Management	NO	NA	
12.	Fire Protection & Fire Safety requirements	NO	NA	
13.	Electrical Meter Room, Sub- Station, Receiving Station	YES	0%	
14.	Others (Option to Add more)	NO	NA	

Date: 08/01/2026

Yours Faithfully,

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

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

Agreed & Accepted by:

For APA Combine LLP

Partner

**Signature of Promoter
Name: APA Combine LLP.
Date: 08/01/2026**