

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | manoj.kala@yahoo.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: 07/07/2026

To

The Gopal B. Ajmera

Cha. Sambhajinagar, 431010

Subject: Certificate of Percentage of Completion of Construction Work of <ABK Aurix> having MahaRERA Registration Number **P51500077895** (only Applicable after Project Registration) being developed by **Mr. Gopal B. Ajmera**

Sir,

We Manoj Kala & Associates have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of having MahaRERA Registration Number **P51500077895** (Only Applicable after project Registration. being developed by **Mr. Gopal B. Ajmera**

Based on Site inspection. with respect to Layout / each of the of the aforesaid Real Estate Project. I certify that as on the 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. percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B

Date: 07/07/2026

Yours Faithfully,

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

Architect
Manoj Kala
RegNo: CA/96/19597



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TABLE-A

Layout / Building Wing Number A TYPE –Commercial Building (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100%
2.	Basement's (if any)	100%
3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	90%
8.	Sanitary Fittings within the Flat/Premises	50%
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	90%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	-
11.	Installation of Lifts. water pumps, Fire Fitting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, 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 in agreement of Sale. Any other activities.	-

Date: 07/07/2026

Yours Faithfully,


Architect
Manoj Kala
RegNo:CA/96/19597

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



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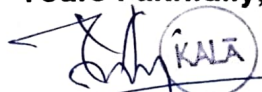
TABLE-A

Layout / Building Wing Number B-1 /B-2 Type residential Building (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	100%
2.	Basement's (if any)	100%
3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	10%
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	00%
8	Sanitary Fittings within the Flat/Premises	00%
9	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00%
11	Installation of Lifts. water pumps, Fire Fitting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, 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 in agreement of Sale. Any other activities.	00%

Date: 07/07/2026

Yours Faithfully,

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

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TABLE-A

Layout / Building Wing Number C-1 /C-2 Type residential Building (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	
2.	Basement's (if any)	00%
3.	Podiums (if any)	00%
4.	Plinth	00%
5.	Stilt Floor	00%
6.	Slabs of Super Structure	00%
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	00%
8	Sanitary Fittings within the Flat/Premises	00%
9	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00%
11	Installation of Lifts. water pumps, Fire Fitting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, 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 in agreement of Sale. Any other activities.	00%

Date: 07/07/2026

Yours Faithfully,


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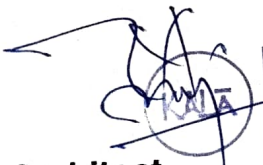
TABLE-B

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

Sr No (1)	Common areas and facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	YES	-	
2.	Water Supply	YES	-	
3.	Sewerage (Chamber, lines, Septic Tank, STP).	YES	30%	
4.	Storm Water Drains	YES	20%	
5.	Landscaping & Tree Planting	YES	00%	
6.	Street Lighting	YES	00%	
7.	Community Buildings	NO	00%	
8.	Treatment and disposal of sewage and sullage water.	NO	00%	
9.	Solid Waste management & Disposal	NO	00%	
10.	Water conservation / Rain water harvesting	YES	00%	
11.	Energy management.	YES	00%	
12.	fire protection and lire Safety requirements	YES	-	
13.	Electrical meter room, sub-station, receiving station.	YES	-	
14.	Others (Option to Add more)			

Date: 07/07/2026

Yours Faithfully,


MANOJ KALA
Architect
Reg. No. CA/96/19597
Architect
Manoj Kala
RegNo:CA/96/19597

Agreed & Accepted by:


Signature of Promoter
Name: Gopal B. Ajmera.
Date: 07/07/2026