

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: 18/04/2025

To,

DIZZILAND FARMS PRIVATE LIMITED,
62/1 And 62/2, ITKHEDA, PAITHAN ROAD,
CHH. SAMBHAJINAGAR, MAHARASHTRA, 431005

Subject: Certificate of Percentage of Completion of Construction Work of
The Solitaire Phase - I, Wing A, B, C & G having MahaRERA Registration
Number P51500077590 being developed by DIZZILAND FARMS PRIVATE LIMITED.
(Till March 2025)

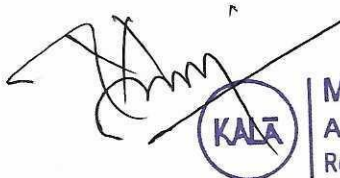
Sir,

I / We Manoj Kala have undertaken assignment as Architect of Certifying Percentage of
Completion of Construction Work of The Solitaire Phase - I, Wing A, B, C & G having
MahaRERA Registration Number P51500077590 being developed by DIZZILAND FARMS
PRIVATE LIMITED.

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: 18/04/2025

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: Block A (Wing- A/ Wing- B/ Wing- C/ Wing- G) - Wing- 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)	100%
3.	Podiums (if any)	0%
4.	Plinth	100%
5.	Ground Floor	100%
6.	Slab of Super Structure	30%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	0%
8.	Sanitary Fittings within Flats / Premises	0%
9.	Staircases, Lift Wells & Lobbies at each Floor Level 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 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	0%

Date: 18/04/2025

Yours Faithfully,

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TABLE-A

Layout / Building / Wing Number: Block A (Wing- A/ Wing- B/ Wing- C/ Wing- G) - Wing- B

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)	100%
3.	Podiums (if any)	0%
4.	Plinth	100%
5.	Ground Floor	100%
6.	Slab of Super Structure	30%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	0%
8.	Sanitary Fittings within Flats / Premises	0%
9.	Staircases, Lift Wells & Lobbies at each Floor Level 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 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	0%

Date: 18/04/2025

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RegNo:CA/96/19597

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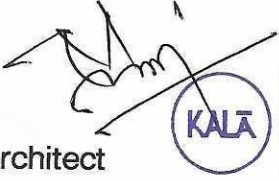
TABLE-A

Layout / Building / Wing Number: Block A (Wing- A/ Wing- B/ Wing- C/ Wing- G) - Wing- C

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)	100%
3.	Podiums (if any)	0%
4.	Plinth	100%
5.	Ground Floor	100%
6.	Slab of Super Structure	30%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	0%
8.	Sanitary Fittings within Flats / Premises	0%
9.	Staircases, Lift Wells & Lobbies at each Floor Level 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 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	0%

Date: 18/04/2025

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TABLE-A

Layout / Building / Wing Number: Block A (Wing- A/ Wing- B/ Wing- C/ Wing- G)- Wing- G

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)	25%
3.	Podiums (if any)	0%
4.	Plinth	0%
5.	Ground Floor	0%
6.	Slab of Super Structure	0%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	0%
8.	Sanitary Fittings within Flats / Premises	0%
9.	Staircases, Lift Wells & Lobbies at each Floor Level 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 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	0%

Date: 18/04/2025

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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	10%	
2.	Water Supply	YES	20%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	NO	5%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		
8.	Treatment & Disposal of Sewage and Sludge Water	YES	0%	
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection & Fire Safety requirements	YES	5%	
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	5%	
14.	Aggregate area of recreational Open space	NO		
15.	Open Parking	NO		
16.		NO		

Date: 18/04/2025

Yours Faithfully,

Agreed & Accepted by:



Architect
Manoj Kala
Reg No: CA/96/19597

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



Signature of Promoter
Name: DIZZILAND FARMS PRIVATE LIMITED.
Date: 18/04/2025

