

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni 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: 12-01-2026

To,
The Dizzi Land Farms Pvt Ltd.
62/1 and 62/2, Itkheda,
Paithan Road, Chhatrapati Sambhajinagar,

Subject: Certificate of Percentage of Completion of Construction Work of "The Solitaire PH I" having MahaRERA Registration Number P51500077590 being developed by The Dizzi Land Farms Pvt Ltd. (Oct to Dec 2025)

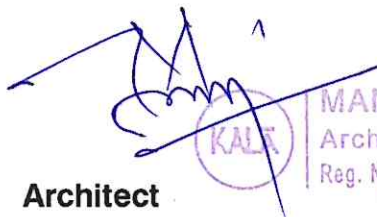
Sir,

We Manoj Kala And Associates have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work "The Solitaire PH I" having MahaRERA Registration Number P51500077590 being developed by The Dizzi Land Farms Pvt Ltd.

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-1 to A-4 herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

Date: 12/01/2026

Yours Faithfully,


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

Architect
Manoj Kala
Reg No: CA/96/19597

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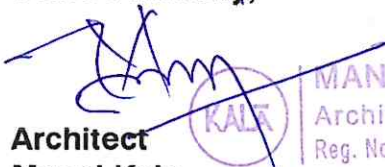


TABLE-A-1
A Type A Wing

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	00
4	Stilt Floor	100
5	X number of Slabs of Super Structure	70
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	30
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	20
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	0

Date: 12/01/2026

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TABLE-A-2
A Type B Wing

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	00
4	Stilt Floor	100
5	X number of Slabs of Super Structure	70
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	30
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	20
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	0

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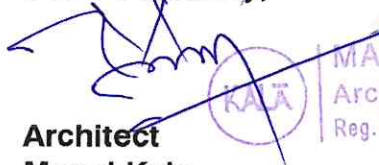


TABLE-A-3
A Type C Wing

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	00
4	Stilt Floor	100
5	X number of Slabs of Super Structure	60
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	20
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	20
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	0

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TABLE-A-4
A Type G Wing

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	0

Date: 12/01/2026

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TABLE-B

Common Areas (Internal & External Development Works) "The Solitaire PH I"

Sr. 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%	As Per Sanction Plan
2.	Water Conservation, Rain water Harvesting :	YES	0	As per Norms
3.	Energy management :	YES	0	As per Consultant Drawings
4.	Fire Protection And Fire Safety Requirements :	YES	10%	As per Fire Norms
5.	Electrical Meter Room, Sub-Station, Receiving Station :	YES	10%	As per MSEB Norms and Requirements
6.	Aggregate area of recreational Open Space :	YES	0	As per Sanction Plan
7.	Open Parking :	NO	0	NA
8.	Water Supply :	Yes	20%	From Corporation and Boar wells
9.	Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Drainage Line as per Drawing and requirements
10.	Storm Water Drains :	Yes	10%	As per Drawings
11.	Landscaping & Tree Planting :	YES	0	Tree Plantation and Landscaping as per Consultant Drawings
12.	Street Lighting :	YES	0	Internal Project Street Lights
13.	Community Buildings :	YES	0	Club House, Open Hall as per Sanction Plan
14.	Treatment And Disposal Of Sewage And Sullage Water :	YES	0	As per required Norms
15.	Solid Waste Management And Disposal :	Yes	0	As per requirements

Date: 12/01/2026

Yours Faithfully,


Architect
Manoj Kala
Reg No :CA/96/19597

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

Agreed & Accepted by:


Signature of Promoter
Name: Dizzi Land Farms Pvt Ltd
Date: 12/01/2026

 Dizzi Land Farms Private Limited