

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: 16-07-2026

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. (APR to JUNE 2026)

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.

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	100
4	Stilt Floor	100
5	X number of Slabs of Super Structure	100
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	10
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground	40



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

MANOJ KALA & ASSOCIATES

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



	Water Tanks.	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	20
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	30

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	100
4	Stilt Floor	100
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	40
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	30
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	30



MANOJ KALA & ASSOCIATES

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



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	100
4	Stilt Floor	100
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	50
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	40
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	30
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	30

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

MANOJ KALA & ASSOCIATES

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



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	100
4	Stilt Floor	100
5	X number of Slabs of Super Structure	30
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.	10
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

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

MANOJ KALA & ASSOCIATES

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

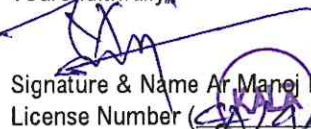


TABLE-B

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

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%	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	20%	As per Fire Norms
5.	Electrical Meter Room, Sub-Station, Receiving Station :	YES	20%	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
	Other			

Yours faithfully,

 **MANOJ KALA**
Signature & Name Ar. Manoj Kala of Land Surveyor / Architect
License Number (24/2/2024/Reg. No. 10597)

Agreed & Accepted by:

Signature of Promoter
Name: Dizzi Land Farms Pvt Ltd.
Date: 16-07-2026