27/5/26
1.15

AKW ASSOCIATES

Nishigandh C, Disha Srushti, Rana Nagar,
Opp. Hotel Atithi, Jalna Road,
Chhatrapati Sambhajinagar
Telefax: 0240 – 2451616.
Vasantanand Chambers, 103, First Floor,
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Opp. Sant Eknath, Rang Mandir,
New Usmanpura, Chhatrapati Sambhajinagar
Telefax :- 0240-2348634..

Annexure A

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 25/04/2026

To,
M/s. MSM INFRA
CHHATRAPATI SAMBHAJINAGAR (OLD AURANGABAD)
MAHARASHTRA,434005

Subject : Certificate of percentage of Work of completion of construction work of **Rajgad-Swaraj Nagar** Situated at Gut No. 02 (Part), Nanakwadi, chhatrapati Sambhaji nagar at Nanakwadi, Chhatrapati Sambhajinagar (Old Aurangabad), 431008; having MahaRERA Registration Number **P51500078515** being developed by **M/S. MSM Infra**

Sir,

I / We **Ar. MANISH VASANT KALE (PARTNER AKW ASSOCIATES)** have undertaken assignment as Architect of certifying Percentage of completion of Construction Work of **Rajgad-Swaraj Nagar Situated at** Gut No. 02 (Part), Nanakwadi, Chhatrapati Sambhajinagar (Old Aurangabad) 431008; having MahaRERA Registration Number **P51500078515** being developed by **M/S. MSM Infra**

Based on Site Inspection, with respect to Layout / each of the Building/Wing 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. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

M/S MSM INFRA Chhatrapati Sambhajinagar

B.P.Patil

Table A (JAN TO MARCH 2026)

Layout/Building/Wing Number: R.H. A-01 TO R.H. A-11

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	0.00
5	Stilt Floor	
6	**03** Slabs of Super Structure	0.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting 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.	0.00

Layout/Building/Wing Number: R.H. B-01 TO R.H. B-11

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	0.00
5	Stilt Floor	
6	**03** Slabs of Super Structure	0.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting 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.	0.00

M/S MSM INFRA Chhatrapati Sambhajinagar

Layout/Building/Wing Number: R.H. C-01 TO R.H. C-15

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	100.00
5	Stilt Floor	
6	**03** Slabs of Super Structure	25.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting 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.	0.00

Layout/Building/Wing Number: R.H. D-01 TO R.H. D-15

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	100.00
5	Stilt Floor	
6	**03** Slabs of Super Structure	25.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting 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.	0.00

M/S MSM INFRA Chhatrapati Sambhajinagar

Layout/Building/Wing Number: R.H. E-01 TO R.H. E-16

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	0.00
5	Stilt Floor	
6	**03** Slabs of Super Structure	0.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting 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.	0.00

Layout/Building/Wing Number: R.H. F-01 TO R.H. F-16

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	0.00
5	Stilt Floor	
6	**03** Slabs of Super Structure	0.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting 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.	0.00

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Layout/Building/Wing Number: R.H. G-01 TO R.H. G-15

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	0.00
5	Stilt Floor	
6	**03** Slabs of Super Structure	0.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting 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.	0.00

Layout/Building/Wing Number: R.H. H-01 TO R.H. H-04

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	0.00
5	Stilt Floor	
6	**03** Slabs of Super Structure	0.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting 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.	0.00



Layout/Building/Wing Number: R.H. I-01 TO R.H. I-23

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	0.00
5	Stilt Floor	
6	**03** Slabs of Super Structure	0.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting 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.	0.00

Layout/Building/Wing Number: COMMERCIAL/ AMENITY BUILDING

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	0.00
5	Stilt Floor	
6	**02** Slabs of Super Structure	0.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, ~~Fire Fighting 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.	0.00

M/S MSM INFRA Chhatrapati Sambhajinagar

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Table B - Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number) **(JAN TO MARCH 2026)**

Sr. No	Common areas and facilities	Proposed (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	25.00	As per drawings by Consultants
2	Water Supply	Yes	10.00	As per drawings by Consultants
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	15.00	As per drawings by Consultants
4	Storm Water Drains	No		----
5	Landscaping & Tree Planting	Yes	0.00	As per drawings by Consultants
6	Street Lighting	Yes	0.00	As per drawings by Consultants
7	Community Buildings	No		----
8	Treatment And Disposal Of Sewage And Sullage Water	No		----
9	Solid Waste Management And Disposal	No		----
10	Water conservation /Rain water harvesting	Yes	0.00	As per drawings by Consultants
11	Energy managemcnt	No		----
12	Fire protection and fire safety requirements	No		----
13	Electrical meter room, sub-station, receiving station	Yes	0.00	As per drawings by Consultants
14	Aggregate area of recreational Open Space	Yes	0.00	As per drawings by Consultants
15	Open Parking	No		----
16	Others. Compound wall & Entrance Gate	Yes	0.00	As per drawings by Consultants

Overall project completion is 3.20% & 6.75% for internal & external development work.

Yours Faithfully

For AKW ASSOCIATES

Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

Date of Certificate:

Agreed and accepted by:

Signature of Promoter

Name: M/s. MSM INFRA
Date: