

**FORM 1**  
**[see Regulation 3]**  
**ARCHITECT'S CERTIFICATE**

Date: 08/10/2022

To,  
Kelzare Builders And Developers,  
Plot No 17, Road No 6, Manewada Road,  
Bajrang Nagar, Nagpur-440027(MH)

Subject: Certificate of Percentage of Completion of Construction Work of  
**KELZARE LAYOUT** having MahaRERA Registration no. **P50500029744**  
being developed by **Kelzare Builders And Developers.**

Sir,

I/ We **NIRAJ S. BAINGANE** have undertaken assignment as Architect  
/Licensed Surveyor of certifying Percentage of Completion of Construction  
Work of **KELZARE LAYOUT**, having MahaRERA Registration no.  
**P50500029744** being developed by **Kelzare Builders And Developers.**

Based on Site Inspection, with respect to the Building 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 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.

**Table A**

**KELZARE LAYOUT**

| <b>Sr.<br/>No</b> | <b>Tasks / Activity</b>                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Percentage<br/>of<br/>work done</b> |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 1                 | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                              | NA                                     |
| 2                 | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                      | NA                                     |
| 3                 | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                        | NA                                     |
| 4                 | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                  | NA                                     |
| 5                 | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                             | NA                                     |
| 6                 | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                | NA                                     |
| 7                 | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises                                                                                                                                                                                                                                                                                                                                                     | NA                                     |
| 8                 | Sanitary Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                              | NA                                     |
| 9                 | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | NA                                     |
| 10                | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                                       | NA                                     |
| 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. | NA                                     |

**TABLE-B**

**Common Areas (Internal & External Development Works) in Respect of  
the entire Registered Phase / Project Number**

| S.No. | Common areas and<br>Facilities, Amenities             | Proposed<br>(Yes/No) | Percentage<br>of<br>Actual Work<br>done<br>(As on date<br>of the<br>certificate) | Details                                  |
|-------|-------------------------------------------------------|----------------------|----------------------------------------------------------------------------------|------------------------------------------|
| 1     | Internal Roads & Footpaths                            | Yes                  | 55%                                                                              | AS PER<br>SANCTIONED<br>PLAN             |
| 2.    | Water Supply                                          | Yes                  | 35%                                                                              | BOREWELL/AS<br>PER<br>SANCTIONED<br>PLAN |
| 3.    | Sewerage (chamber, lines,<br>Septic Tank , STP)       | Yes                  | 40%                                                                              | AS PER<br>SANCTIONED<br>PLAN             |
| 4.    | Storm Water Drains                                    | Yes                  | 35%                                                                              | AS PER<br>SANCTIONED<br>PLAN             |
| 5.    | Landscaping & Tree Planting                           | No                   | 0                                                                                | NA                                       |
| 6.    | Street Lighting                                       | No                   | 0                                                                                | NA                                       |
| 7.    | Community Buildings                                   | No                   | 0                                                                                | NA                                       |
| 8.    | Treatment and disposal of<br>sewage and sullage water | No                   | 0                                                                                | NA                                       |
| 9.    | Solid Waste management &<br>Disposal                  | No                   | 0                                                                                | NA                                       |
| 10.   | Water conservation/ Rain<br>water harvesting          | No                   | 0                                                                                | NA                                       |
| 11.   | Energy management                                     | No                   | 0                                                                                | NA                                       |

|     |                                                       |    |   |    |
|-----|-------------------------------------------------------|----|---|----|
| 12. | Fire protection and fire safety Requirement           | No | 0 | NA |
| 13. | Electrical meter room, sub-station, receiving station | No | 0 | NA |

Yours Faithfully

**NIRAJ S. BAINGANE**

Name of Architect & Signature

*Niraj S. Baingane*  
 20/11/24  
 ER. NIRAJ S. BAINGANE  
 NIT LS. No.- 2617  
 NMC LS. No.- 00734  
 PIMRDA LS. No.- 329

Agreed and Accepted by:

*Kelzare*

Signature of Promoter

Manoj Kelzare

Kelzare Builders And Developers,

Date:- 08/10/2022