

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

Date: 01/10/2023

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> |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>1</b>          | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>NA</b>                              |
| <b>2</b>          | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>NA</b>                              |
| <b>3</b>          | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>NA</b>                              |
| <b>4</b>          | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>NA</b>                              |
| <b>5</b>          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>NA</b>                              |
| <b>6</b>          | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                | <b>NA</b>                              |
| <b>7</b>          | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises                                                                                                                                                                                                                                                                                                                                                     | <b>NA</b>                              |
| <b>8</b>          | Sanitary Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                              | <b>NA</b>                              |
| <b>9</b>          | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | <b>NA</b>                              |
| <b>10</b>         | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                                       | <b>NA</b>                              |
| <b>11</b>         | 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. | <b>NA</b>                              |

**TABLE-B**

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

| <b>S.No.</b> | <b>Common areas and<br/>Facilities, Amenities</b>     | <b>Proposed<br/>(Yes/No)</b> | <b>Percentage<br/>of<br/>Actual Work<br/>done<br/>(As on date<br/>of the<br/>certificate)</b> | <b>Details</b>                           |
|--------------|-------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------|
| 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                          | 80%                                                                                           | AS PER<br>SANCTIONED<br>PLAN             |
| 4.           | Storm Water Drains                                    | Yes                          | 75%                                                                                           | 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  
NMRDA LS. No.- 329

Agreed and Accepted by:

*Manoj Kelzare*

Signature of Promoter

Manoj Kelzare

Kelzare Builders And Developers,

Date:- 01/10/2023