



• Consulting Engineer

• Architectural Designer

• Planner, Estimator, Valuer

• Licenced Surveyor

**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- 30/06/2024**

To,

**M/S KDR BUILDERS,**

Zal's Compound,

Mount Road,

Behind Saraf Chambers, Sadar,

Nagpur-440001

**Subject:**Certificate of Percentage of Completion of Construction Work of "**KDR ROYALE**" MahaRERA Registration Number **P50500049653** (Only Applicable After Project Registration ) being developed by **M/s KDR BUILDERS** , situated on Land Bearing K.NO 151/2, Plot No 2 ( Noth Part),City Survey No 403,Sheet No 330A/108,Corporation House No 2829/A, Ward No 57,Situated at Shende Nagar , Mouza Nari- Nagpur District 440026.

Sir,

I,Mahesh Padole have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction work of "**KDR ROYALE**"having MahaRERA Registration Number **P50500049653**(only applicable after project Registration ) being developed by **M/S KDR BUILDERS**.

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.

**TABLE- A**  
**"KDR ROYAL"**

(To be prepared separately for each Layout/ Building / Wing of the project)

| Sr. No.<br>(1) | Task / activity<br>(2)                                                                                                                                                                                                                                                                                                                                                                                                               | Percentage of<br>Actual Workdone<br>( As On<br>30/06/2024)<br>(3) |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 1              | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                           | 100%                                                              |
| 2              | Basements ( if any )                                                                                                                                                                                                                                                                                                                                                                                                                 | NA                                                                |
| 3              | Podiums ( If any )                                                                                                                                                                                                                                                                                                                                                                                                                   | NA                                                                |
| 4              | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                               | 100%                                                              |
| 5              | Stilt floor                                                                                                                                                                                                                                                                                                                                                                                                                          | 0%                                                                |
| 6              | Slabs of super structure                                                                                                                                                                                                                                                                                                                                                                                                             | 100%                                                              |
| 7              | Internal walls, Internal plaster, Floorings, Doors and Windows within Flat/ Premises.                                                                                                                                                                                                                                                                                                                                                | 90%                                                               |
| 8              | Sanitary fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                            | 20%                                                               |
| 9              | Staircases, Lift Wells, and Lobbies at each Floor Level Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                                                                        | 70%                                                               |
| 10             | External plumbing and external plaster, elevation, completion of terraces with the waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                                | 50%                                                               |
| 11             | Installations of Lifts, water pumps, Fire Fighting Fitting and Equipment as per CFO NCO, Electrical fitting, mechanical equipment, compliance to condition 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. | 20%                                                               |

TABLE – B

**Common Areas (Internal and External Development Works) in respect of the Registered  
Phase/Project Number**

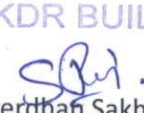
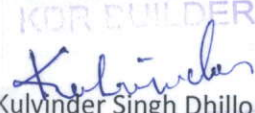
| Sr. No.<br>(1) | Common area and Facilities<br>(2)                     | Proposed<br>(Yes/No)<br>(3) | Percentage of<br>Actual Work<br>Done<br>( As On<br>30/06/2024)<br>(4) | Details<br>(5)        |
|----------------|-------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------|-----------------------|
| 1              | Internal Roads and Footpaths                          | NA                          | NA                                                                    | NA                    |
| 2              | Water Supply                                          | Yes                         | 20%                                                                   | As sanctioned by NIT  |
| 3              | Sewerage (Chamber, lines, Septic Tank, STP)           | Yes                         | 20%                                                                   | As sanctioned by NIT  |
| 4              | Storm Water Drains                                    | Yes                         | 20%                                                                   | As sanctioned by NIT  |
| 5              | Landscaping and Tree Planting                         | No                          | NA                                                                    | NA                    |
| 6              | Street Lighting                                       | No                          | NA                                                                    | NA                    |
| 7              | Community Buildings                                   | No                          | NA                                                                    | NA                    |
| 8              | Treatment and disposal of sewage and sullage water    | No                          | NA                                                                    | NA                    |
| 9              | Solid waste management and Disposal                   | No                          | NA                                                                    | NA                    |
| 10             | Water conservation/Rainwater harvesting               | Yes                         | 20%                                                                   | As sanctioned by NIT  |
| 11             | Energy management                                     | No                          | NA                                                                    | NA                    |
| 12             | Fire protection and fire safety requirement           | No                          | NA                                                                    | NA                    |
| 13             | Electrical Meter Room, Sub-Station, Receiving Station | Yes                         | 10%                                                                   | As sanctioned by MSEB |
| 14             | Other (option to add more)                            | No                          | NA                                                                    | NA                    |

Yours faithfully,

  
**MAHESH PADOLE**  
ER.MAHESH PADOLE  
(LICENSE NO - 2090) ARCHITECT / ENGINEER  
NIPIC-2090 NMRDA LIC-339  
STATE/R/2022/APL/01546  
MANEWAD-513299718

Agreed and Accepted by:

M/S KDR BUILDERS

  
Mr. Kulvinder Singh Dhillon Mr. Raj Goverdhan Sakhare Mr. Digvijayant W. Tumdam  
Partner Partner Partner

Date 30.6.2024