Padole Associates
Architectural Consultant
60, Gurukrupa Lay-out, Near Naik Nagar, Manewada Ring Road, Nagpur-27.

Mahesh D. Padole
Architectural Consultant
Call : 9923299718
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• Consulting Engineer • Architectural Designer • Planner, Estimator, Valuer • Licenced Surveyar

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- 31/12/2024

To,

M/S KDR BUIDERS,

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 Padolehave 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. (1)	Task / activity (2)	Percentage of Actual Workdone (As On 31/12/2024) (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.	100%
8	Sanitary fitting within the Flat/Premises	55%
9	Staircases, Lift Wells, and Lobbies at each Floor Level Overhead and Underground Water Tanks.	90%
10	External plumbing and external plaster, elevation, completion of terraces with the waterproofing of the Building/Wing	75%
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.	50%

TABLE – B

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

Sr. No. (1)	Common area and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As On 31/12/2024) (4)	Details (5)
1	Internal Roads and Footpaths	NA	NA	NA
2	Water Supply	Yes	50%	As sanctioned by NIT
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	50%	As sanctioned by NIT
4	Storm Water Drains	Yes	50%	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	50%	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	50%	As sanctioned by MSEB
14	Other (option to add more)	No	NA	NA

Yours faithfully,

MAHESH PADOLE
ARCHITECT ENGINEER
NIT LIC-2090 IMPROVE LIC-339
STATE/R/2022/APL/01546
MANEWADA-9923299718

ER.MAHESH PADOLE
(LICENSE NO – 2090)

Agreed and Accepted by:

M/S KDR BUILDERS

KDR BUILDERS PARTNER

Mr. Kulvinder Singh DhillonMr.RajGoverdhan SakhareMr. Digvijayant W. Tumdam
PartnerPartnerPartner

Date:31/12/2024