ARCH SHEKHAR VIBHUTE
ARCHITECT, PLANNER & VALUER
SHYAMA ARCADE, 2ND FLOOR,
TELEPHONE EXCHANGE CHOWK
NAGPUR-440008

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: 30.06.2025

To,

Mr. Ishwar Mahakalkar & Mr. Arun Mahakalkar

Bhilgaon, Nagpur

Subject: Certificate of percentage of Completion of Construction Work of "**B.K. Mahakalkar Land Developers & Builders**" at land bearing Khasra No. 27, Village Bhilgaon, Tahsil Kamptee, Nagpur having MAHARERA No. **P50500051862** being developed by Mr. Ishwar Mahakalkar & Mr. Arun Mahakalkar

Sir,

I/We SHEKHAR VIBHUTE have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of "**B.K. Mahakalkar Land Developers & Builders**" having MAHARERA No. P50500051862 being developed by Mr. Ishwar Mahakalkar & Mr. Arun Mahakalkar

Based on Site Inspection, with respect to Layout of the aforesaid Real Estate Project, I Certify that as on date of this certificate, the Percentage of Work done for Layout of the Real Estate Project 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 the Table B.

TABLE - A

Layout/Building/Wing Number NA (to be prepared separately for each Layout/ Building /Wing of the Project)

Sr. No (1)	Tasks / Activity (2)	Percentage of Actual Work Done As on date of the Certificate (3)
1.	Excavation	N.A.
2.	Basement(if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	N.A.
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	N.A.
7.	Internal walls, Internal Plaster, Floorings,Doors and windows within Flat / Premises	N.A.
8.	Sanitary Fittings within the Flat/Premises	N.A.
9.	Staircases, Lifts Wells and Lobbies at each Floor level and Underground Water Tank	N.A.
10.	The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	N.A.
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 area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in Agreement to sale. Any other activities.	N.A.

TABLE – B

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

S. 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	90%	
2.	Water Supply	Yes	80%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	80%	
4.	Storm Water Drains	No	N.A.	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N.A.	
7.	Community Buildings	No	N.A.	
8.	Treatment and disposal of sewage and sullage water	No	N.A.	
9.	Solid Waste Management and disposal.	No	N.A.	
10.	Water Conservation, Rain water harvesting	Yes	90%	
11.	Energy Management	No	N.A.	
12.	Fire protection and fire safety requirement	No	N.A.	
13.	Electrical meter room, sub-station, receiving station	Yes	90%	
14.	Compound wall, etc.	Yes	80%	
15.	Approach Road	Yes	50%	

Yours Faithfully

SHEKHAR VIBHUTE
Signature & Name (IN BLOCK LETTERS) OF L.S./ Architect
(License No. _____)

SHEKHAR VIBHUTE
B:ARCH,A.I.I.A.,M.C.A.
ARCHITECT, PLANNER & VALUER
OFF.: "Shyama Arcade", 2nd Floor,
Telephone Exchange Chowk,
Baba Nanak High School Road,
Nagpur-440008.

SHEKHAR VIBHUTE & ASSOCIATES
CA/90/12912
NIT / NMC
LIC. No. 414
ARCHITECT

Agreed & Accepted by:

Ishwar Mahakalkar
B.K. MAHAKALKAR LAND DEVELOPERS & BUILDERS
Dated: 30.06.2025