Padole Associates
Architectural Consultant
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• 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 & for Withdrawal of Money from Designated Account)

Date:30-06-2024

Subject: Certificate of Percentage of Completion of Construction Work of "Abhay residency II" having MahaRERA Registration Number - P50500054422 being developed by M/s Modokar Infra Pvt Ltd

Sir,

I / We have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of "Abhay residency II" having MahaRERA Registration Number - P50500054422 being developed by M/s Modokar Infra Pvt Ltd.

Based on the Site Inspection, with respect to the Layout / each Building/Wing of the aforesaid Real Estate Project, I certify that as on 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 work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A

Layout / Building / Wing Number __ **"Abhay residency II"** (to be prepared separately for each Layout/Building/Wing of Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	5 Slab
7.	Internal Walls, Internal Plaster, Floorings, Doors,	40%

	windows within Flats / Premises	
8.	Sanitary Fittings within Flats / Premises	
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 to Agreement of Sale, Any other Activity	

TABLE-B

Common Areas (Internal & External Development Works) in respect of the Registered Phase / Project Number- P50500054422

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Common areas And Facilities, Amenities	NO		
2.	Internal Roads & Footpaths :	YES		
3.	Water Conservation. Rain water Harvesting :	NO		
4.	Energy management :	NO		
5.	Fire Protection And Fire Safety Requirements :	YES		
6.	Electrical Meter Room. Sub-Station. Receiving Station :	NO		
7.	Aggregate area of recreational Open Space :	NO		
8.	Open Parking :	YES		
9.	Water Supply :	YES		
10.	Sewerage (Chamber, Lines. Septic Tank , STP) :	NO		
11.	Storm Water Drains :	YES		
12.	Landscaping & Tree Planting :	NO		
13.	Street Lighting :	NO		
14.	Community Buildings :	NO		
15.	Treatment And Disposal Of Sewage And Sullage Water :	NO		
16.	Solid Waste Management And Disposal :	NO		
17.	Others (Option to Add more)	NO		

Yours faithfully,

Signature & Name
M.D.PADOLE
LS.NO. 2090

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

Agreed & Accepted by:

Modokar Infra Pvt. Ltd.
Director

Signature of Promoter
Name: M/s Modokar Infra Pvt Ltd
Date: 30-06-2024