

Annexure A

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 04/02/2023

To,

The Miracle Gurukrupa Developers,

S.no.53/9/1,53/9/2,53/9/3,53/9/4,

Wadachi Wadi Road, Undri,

Pune-411060

Subject: Certificate of Percentage of Completion of Construction Work of **"AERO EAST"**
having MahaRERA Registration Number **P52100015149** being developed by
Miracle Gurukrupa Developers. For the period 31.12.2019.

Sir,

I, Arch. Prakash Kulkarni Partner of Ankur Associates have undertaken assignment as Architect of
Certifying Percentage of Completion of Construction Work of **"AERO EAST"** having MahaRERA
Registration Number **P52100015149** being developed by **Miracle Gurukrupa Developers.**

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 Commercial "B"**
(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)	0%
3.	Podiums (if any)	0%
4.	Plinth	100%
5.	Stilt Floor	0%
6.	Slab of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	100%
8.	Sanitary Fittings within Flats / Premises	100%
9.	Overhead and Underground Water Tanks	100%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	100%
11.	Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, 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	100%

TABLE-B

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

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
1.	Internal Roads & Footpaths		100%	
2.	Water Supply		100%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)		100%	
4.	Storm Water Drains		100%	
5.	Landscaping & Tree Planting		100%	
6.	Street Lighting		100%	
7.	Community Buildings		100%	
8.	Treatment & Disposal of Sewage and Sullage Water		100%	
9.	Solid Waste Management & Disposal		100%	
10.	Water Conservation / Rain Water Harvesting		100%	
11.	Energy Management		100%	
12.	Fire Protection & Fire Safety requirements		100%	
13.	Electrical Meter Room, Sub-Station, Receiving Station		100%	
14.	Others (Option to Add more)		100%	

Yours Faithfully,

For **ankur associates**

(Prakash Kulkarni)
CA/98/22909



Agreed & Accepted by:

Miracle Gurukrupa Developers

Signature of Promoter

Name: Ravindra D. Pate (Partner)
Date: 04/02/2023.