



Annexure A
FORM 1
(see Regulation 3)
ARCHITECT CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and withdrawal of Money from Designated Account)

Date:13/01/2024

To,

Kanifnath Reality,

Office No:-203,204 Undri City Center

Undri, Pune-411060.

Subject: Certificate of Percentage of Completion of Construction Work of **Royal KP Stellar** having MahaRERA Registration Number **P52100052077** (Only Applicable after Project Registration) being developed by **Kanifnath Reality**.

Sir,

I/We Kanifnath Reality have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction of Work of **Royal KP Stellar** having MahaRERA Registration Number **P52100052077** (Only Applicable after Project Registration) being developed by **Kanifnath Reality**.

Based on Site Inspection, with respect to Layout of the Building 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**

Layout/Building/Wing Number 01 (to be prepared separately for each Layout/Building/Wing of the project)

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	1 Basements (if any)	100%
3.	1 Podiums (if any)	60%
4.	1 Plinth	100%
5.	0 Stilt Floor	00%
6.	8 Slabs of Super Structure	50%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	10%
8.	Sanitary Fittings within the Flat/Premises	00%
9.	Staircase, Lifts, Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	30%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings, Mechanical equipment, compliance to conditions of environment	00%

TABLE – B

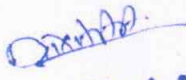
Common Areas (Internal and External Development Works) in respect of the Registered Phase /Project Number)

Sr.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	00%	As per Drawings
2.	Water Supply	Yes	00%	Yes Per PMC Supply



3.	Sewerage (Chamber lines, Septic Tank, STP.)	Yes	00%	As per Drawings
4.	Storm Water Drains	Yes	00%	As per Drawings
5.	Landscaping & Tree Planting	Yes	00%	Work Started As per NOC
6.	Street Lighting	Yes	00%	As per Drawing
7.	Community Buildings	Yes	00%	As per Drawing
8.	Treatment and disposal of sewage and sullage water.	Yes	00%	As per Drawings
9.	Solid waste management & Disposal	Yes	00%	As per Drawings
10.	Water conservation / Rain water harvesting	Yes	00%	As per Drawings
11.	Energy management	Yes	00%	As per Drawings
12.	Fire protection and fire safety requirements	Yes	00%	As per Drawings
13.	Electrical meter room, sub-station, receiving station.	Yes	40%	As per Drawings
14.	Other (Option to add more).	Yes	00%	NA

Yours Faithfully,


 Ar. Aniruddha A. Dixit
 Reg. No. CA/2011/51037

Ar. Aniruddha Dixit

Agreed and Accepted by



Signature of Promoter
 Name: Pradip P. Pathare
 & : Sanjay S. Hakke
 Date: 13/01/2024