

Annexure A

FORM 1

[see Regulation 3]

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

Date: 31.03.2025

To,
Avior Merlin Ventures LLP,
DS No. 4 & 5,
Soba Savera Society,
Nr. Chintamani Hospital,
Opp. Abasaheb Bibwe School,
Pune – 411037.

Subject: Certificate of Percentage of Completion of Construction Work of Project – **Navyangan (Phase 2)**, Building ‘C1’ having MahaRERA Registration Number **P52100016149** situated on plot bearing **Gat No. – 109 (Pt.), 144 (Pt.), 145, 146, 147, 148, 150, 151, 152, 154, 160, 161, Village – Kasar Amboli, Taluka – Mulshi, Dist. – Pune** being developed by **Avior Merlin Ventures LLP**.

Sir,

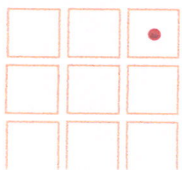
I/We Ar. Sandeep Hardikar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of Project – **Navyangan (Phase 2)**, Building ‘C1’ having MahaRERA Registration Number **P52100016149**, being developed by **Avior Merlin Ventures LLP**.

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

Layout/Building/Wing (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	100%



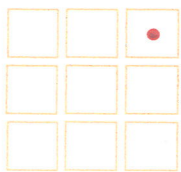
SANDEEP HARDIKAR & ASSOCIATES
Architects & Interior Designers

2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings, Doors, and Windows within Flats/ Premises	60%
7.	Sanitary Fittings within the Flat/ Premises	0%
8.	Staircases, Lift Wells and Lobbies at each Floor level, Overhead Tank and Underground Water Tank	60%
9.	External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10.	Installation of Lifts, water pumps, Fire Fighting Fittings, and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to condition of environment/ CRZ NOC, Finishing of 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.	0%

TABLE-B

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

Sr. No. (1)	Tasks / Activity (2)	Proposed (Yes/ No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber lines, Septic Tank, STP).	Yes	0%	
4.	Storm Water Drains	Yes	0%	



SANDEEP HARDIKAR & ASSOCIATES
Architects & Interior Designers

5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	NO	0%	
8.	Treatment and disposal of sewage and sullage water	NO	0%	
9	Solid Waste management & Disposal	Yes	0%	
10	Water conservation / Rain water harvesting	Yes	0%	
11	Energy management			
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub-station, receiving station	Yes	0%	
14	Others (Option to Add more)			

Yours Faithfully,

Name : **Ar. Sandeep Hardikar.**
Date : 31.03.2025
Regn no.: CA/90/12777
Seal :



Agreed and accepted by :

Signature of Promoter
Name : Avior Merlin Ventures LLP
Date : 31/03/25

