ubarchitects

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: 17.07.2024

To,
Parakh Realties,
379, Jaikisanwadi, Jalgaon

Subject: Certificate of Percentage of Completion of Construction Work of PPRL BASERA - JAYNAGAR having MahaRERA Registration Number – P49900050211 being developed by Parakh Realties

Sir,

We UB Architects have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of PPRL BASERA - JAYNAGAR having MahaRERA Registration Number – P49900050211 being developed by Parakh Realties

Based on Site Inspection, with respect to 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 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

Cluster No. 1

Sr. No (1)	**Tasks /Activity (2)**	**Percentage of Actual work done (as on the date of certificate)** (3)
1	Excavation	95
2	Plinth	0
3	Slabs of Super Structure	0
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	Sanitary Fittings within the Flat/Premises	0
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	13.5%

Cluster No. 2

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	95
2	Plinth	0
3	Slabs of Super Structure	0
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	Sanitary Fittings within the Flat/Premises	0
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	13.5%

Cluster No. 6

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	100
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100
5	Sanitary Fittings within the Flat/Premises	100
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100
	Overall	100%

Cluster No. 7

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	100

4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100
5	Sanitary Fittings within the Flat/Premises	21
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	50
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	40
	Overall	73%

Cluster No. 8

Sr. No (1)	**Tasks /Activity (2)**	**Percentage of Actual work done (as on the date of certificate)** (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	100
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	60
5	Sanitary Fittings within the Flat/Premises	23
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	40
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	25
	Overall	64%

Cluster No. 9

Sr. No (1)	**Tasks /Activity (2)**	**Percentage of Actual work done (as on the date of certificate)** (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	100
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	70
5	Sanitary Fittings within the Flat/Premises	25

6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	25
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	31
	Overall	64.5%

Cluster No. 10

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	100
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	70
5	Sanitary Fittings within the Flat/Premises	25
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	25
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	31
	Overall	64.5%

Cluster No. 11

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	140
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	70
5	Sanitary Fittings within the Flat/Premises	30
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	30

7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	30
	Overall	61.5%

Cluster No. 12

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	81
2	Plinth	0
3	Slabs of Super Structure	0
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	Sanitary Fittings within the Flat/Premises	0
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	11.6%

Cluster No. 13

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	81
2	Plinth	0
3	Slabs of Super Structure	0
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	Sanitary Fittings within the Flat/Premises	0
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	11.6%

Cluster No. 15

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	0
3	Slabs of Super Structure	0
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	Sanitary Fittings within the Flat/Premises	0
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	13.5%

Cluster No. 16

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	0
3	Slabs of Super Structure	0
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	Sanitary Fittings within the Flat/Premises	0
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	13.5%

Cluster No. 17

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	0
3	Slabs of Super Structure	0
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0

5	Sanitary Fittings within the Flat/Premises	0
6	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
7	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	13.5%

Shopping 1

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	0
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	40%

Shopping 2

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	0
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	40%

Shopping 3

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	35

4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	47%

Shopping 4

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	Plinth	100
3	Slabs of Super Structure	35
4	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
5	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
	Overall	47%

TABLE-B

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

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	Y	80	WBM Roads Ready
2.	Water Supply	Y	0	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Y	80	Septic Tank ready
4.	Storm Water Drains	Y	100	Completed
5.	Landscaping & Tree Planting	Y	14	
6.	Street Lighting	Y	26	
7.	Community Buildings	Y	0	
8.	Treatment and disposal of sewage and sullage water	N	-	
9.	Solid Waste management & Disposal	N	-	
10.	Water conservation/ Rain water harvesting	Y	15	

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
11.	Energy management	N	-	
12.	Fire protection and fire safety requirements	N	-	
13.	Electrical meter room, sub-station receiving station	N	-	
		Overall	39.5%	

Yours Faithfully,

For UB Architects

UJWAL SATISH BHOLE

Ar. Ujwal S. Bhole
License No. CA/2010/47919

Signature of Promoter
Name: Vinaykumar Parakh, Prop. Parakh Realties
Date: