JALWALA ARCHITECT AND INTERIORS
C-24, NIT Complex, Ayurvedic Layout, Umred, Nagpur-09
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Annexure A

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: 17/04/2026

To,
R RAI UDYOG BUILDERS LLP
NAGPUR, MAHARASHTRA, 440018

Subject : Certificate of percentage of Work of completion of construction work of **RAI GALAXY IV** having MahaRERA Registration Number **P50500077687** (Only Applicable after project Registartion) being developed by **R RAI UDYOG BUILDERS LLP**

Sir,

I/We **JALWALA ARCHITECT & INTERIORS** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **RAI GALAXY IV** having MahaRERA Registration Number **P50500077687** (Only Applicable after project Registration, being developed by **R RAI UDYOG BUILDERS 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 Number: RAI GALAXY IV/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	100.00
3	Podiums (if any)	0.00
4	Plinth,	100.00
5	Stilt Floor	0.00
6	Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	80.00
8	Sanitary Fitting within the Flat/Premises	80.00

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, 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 in agreement of Sale. Any other activities.	100.00

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

Sr.No	Common areas and facilities	Is Available (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	No	0.00	NA
2	Water Supply	Yes	100.00	AS PER SANCTION PLAN
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	100.00	AS PER SANCTION PLAN
4	Storm Water Drains	Yes	100.00	AS PER SANCTION PLAN
5	Landscaping & Tree Planting	No	0.00	NA
6	Street Lighting	No	0.00	NA
7	Community Buildings	No	0.00	NA
8	Treatment And Disposal Of Sewage And Sullage Water	No	0.00	NA
9	Solid Waste Management And Disposal	No	0.00	NA
10	Water conservation /Rain water harvesting	Yes	100.00	AS PER SANCTION PLAN
11	Energy managemcnt	No	0.00	NA
12	Fire protection and fire safety requirements	Yes	100.00	AS PER SANCTION PLAN
13	Electrical meter room, sub-station, receiving station	Yes	100.00	AS PER SANCTION PLAN
14	Aggregate area of recreational Open Space	No	0.00	NA
15	Open Parking	Yes	100.00	AS PER SANCTION PLAN

Yours Faithfully

Er. Sushil A Tathe.

Er. Sushil Tathe
NIT L. S. No. 3063
Nagpur

JALWALA ARCHITECT & INTERIORS
Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(License No: 3063)

Date of Certificate:
Agreed and accepted by:

R RAI UDYOG BUILDERS LLP
NAGPUR

Signature of Promoter
Name: R RAI UDYOG BUILDERS LLP
Date: 17/04/2026