



RAJ ASSOCIATES

ARCHITECT & ENGINEERS

Office No. 102 & 103, 1st Floor, Vighnaharta Arcade, Katrap, New D.P. Road, Near Spandan Hospital, Badlapur (E) - 421 503
rajandassociates@yahoo.com

Date : 31/03/2021

FORM 1 [see Regulation 3] ARCHITECT'S CERTIFICATE

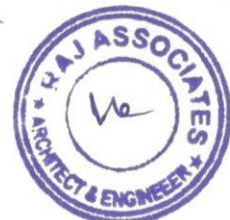
To,
M/s. Tuljai Construction Co.
Through Partner
Mr. Anil D. Maniwade and Mr. Jitendra B. Desai
Add- 002, Wing-F, Tulja Park, Sai-Nath Nagar,
Vasind. Tal-Shahapur, Dist-Thane.

Subject: Certificate of Percentage of Completion of Construction Work of "Tulja Serenity Green" 3 Nos. Of Building Types of the II- Phase the Project [MahaRERA Registration Number P51700005196] situated on the Plot bearing - S.No.184 H.No.15(P) and S.No.181, H.No.1, 2 & 3, S.No.172, H.No.6, 7 & 8(P), S.No.173, H.No.1, At Village- Vasind, Tal- Shahapur, Dist-Thane demarcated by its boundaries towards
North - Adjoining S.No.184/A/10 and S.No.172/1 Land
South - Adjoining S.No.173/4 and 173/2 Land
East - Adjoining S.No.172 H.No.9 Land
West - Adjoining Jindal Steel Com. Compound Boundery
of Division- Konkan Village- Vasind, Taluka Shahapur, District Thane, PIN 421604 admeasuring 9210.00 Sq.Mtr. out of Sanctioned Built up area of Type-B = 1007.78 Sq.Mtr., Type- F = 328.94 Sq.Mtr., Type- G = 150.32 Sq.Mtr., Total Builtup area of Type-"B, F & G" = 1487.04 Sq.Mtr. area being developed by M/s Tuljai Construction Co.

Sir,

We M/s **Raj Associates** Through Partner **Mr. R. K. Khambayat** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **Tulja Serenity Green- Type-B, Type-F and Type-G** Of the **II** Phase of the project situated on the plot bearing **S.No.184 H.No.15(P) & S.No.181, H.No.1, 2 & 3, S.No.172, H.No.6, 7 & 8(P), S.No.173, H.No.1**, of Division- **Konkan, Village - Vasind, Taluka Shahapur, District Thane, PIN 421604. Admeasuring 9210.00 Sq.Mtr. area being developed by M/s. Tuljai Construction Co.**

1. Following technical professionals are appointed by Owner / Promoter:-
- (i) Shri. **R.K. Khambayat**. M/s Raj Associates as Licenses Engineer;
 - (ii) Shri. **Atul Kudtarkar** as Structural Consultant
 - (iii) Shri. **Prashant Bhare** as Site Supervisor





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Based on Site Inspection, with respect to 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 as registered vide number **P51700005196** 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
Phase-II Tulja Serenity Green- Type-B (G+4)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	One Number of Plinth	100%
3	Zero Number of Podiums	-
4	Stilt Floor (Partly Stilt Provided)	0%
5	Five Number of Slabs of Super Structure (G+4=5 Slabs)	0%
6	Internal Walls	0%
	Internal Plaster	
	Floorings within flats/premises	
	Doors and windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat/Premises & Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Well and lobbies at each Floor level connecting Staircases and Lifts work	0%
	Overhead and Underground Water Tanks	
9	The External plumbing	0%
	external plaster & elevation work	
	completion of Terraces with waterproofing of the Building/Wing work	
10	Installation of lifts, water pumps, Electrical fittings to Common Areas, electro mechanical Equipment, 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 Obtain Occupation/ Completion Certificate.	0%





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Table A
Phase-II Tulja Serenity Green- Type-F (G+1)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	One Number of Plinth	100%
3	Zero Number of Podiums	-
4	Stilt Floor (Partly Stilt Provided)	100%
5	Two Number of Slabs of Super Structure (G+1=2 Slabs) 2 nd slab work has been completed	100%
6	Internal Walls & Outer walls work has been completed Internal Plaster work has been completed Floorings within flats/premises work has been completed Doors and windows to each of the Flat/Premises work is in progress	90%
7	Sanitary Fittings within the Flat/Premises & Electrical Fittings within the Flat/Premises work has been completed	100%
8	Staircases, Lifts Well and lobbies at each Floor level connecting Upto 4 th Floor Staircases and Lifts work has been completed Overhead water tank and Underground Water Tank work has been completed	100%
9	The External plumbing work has been completed external plaster & elevation work has been completed completion of Terraces with waterproofing of the Building/Wing work has been completed	100%
10	Installation of lifts work is in progress, water pumps, Electrical fittings to Common Areas, electro mechanical Equipment, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall work has been completed and all other requirements as may be required to Obtain Occupation/ Completion Certificate.	85%





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Table A
Phase-II Tulja Serenity Green- Type- G (G+2)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	0%
2	One Number of Plinth	0%
3	Zero Number of Podiums	-
4	Stilt Floor (Partly Stilt Provided)	0%
5	Three Number of Slabs of Super Structure (G+2=3 Slabs)	0%
6	Internal Walls, Internal Plaster, Floorings within flats/premises, Doors and windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Well and lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The 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 to Common Areas, electro 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 Obtain Occupation/ Completion Certificate.	0%





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Table B
Internal & External Development Works in Respect of the entire Registered Phase
Phase- II Tulja Serenity Green Type-"B, Type- F" & Type-"G"

Sr. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	Yes	0%	Work yet not started
2	Water Supply	Yes	0%	Grampanchayat provided water connection after completion of buildings
3	Sewerage (chamber, Lines, Septic Tank, STP)	Yes	0%	Septic Tank work yet not started
4	Storm Water Drains	Yes	0%	Work yet not started
5	Landscaping & Tree Planting	Yes	0%	Tree Planting Work yet not started
6	Street Lighting	Yes	0%	Work yet not started
7	Community Buildings	No	-	-
8	Treatment and disposal of swage and Sullage Water	No	-	-
9	Solid Waste Management and Disposal	No	-	-
10	Water Conservation, Rain Water harvesting	Yes	0%	Rain water harvesting Work yet not started
11	Energy management	No	-	-
12	Fire Protection and Fire safety requirements	No	-	N/A
13	Electrical Meter Room, Sub Station, Receiving station	Yes	0%	Meter Room and Sub Station Work yet not started
14	Aggregate Area of Recreational Open Space	Yes	0%	10% O.S. Wing-A & B area 999.02 Sq.Mtr. work yet not started
15	Open Parking	Yes	0%	As per Plan Work yet not started
16	Specify if any further facility is Provided (other than above mentioned)	--	--	--

Yours Faithfully,



RAJ ASSOCIATES
Architect & Engineer
License No. 77/2016.
BADLAPUR(W).