



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" 4 Nos. Of Building Types / Eight Wings of the I- Phasethe Project [MahaRERA Registration Number-P51700009701] situated on the Plot bearing - S.No.184/A/15/1, S.No.181, H.No.1, 2 & 3, S.No.172, H.No.6, 7, 8A & 8B and 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 Boundary of Division- Konkan Village- Vasind, Taluka Shahapur, District Thane, PIN 421604 admeasuring 9210.00 Sq.Mtr. out of Sanctioned Built up area of Type-A (Wing-A & B)=2151.44 Sq.Mtr., Type-C (Wing-A & B)=2327.84 Sq.Mtr., Type-D(Wing-A, B, C)=2717.64 Sq.Mtr., Type-E =1421.53 Sq.Mtr. Total Builtup area of Type-"A, C, D & E" = 8618.45 Sq.Mtr. area being developed by M/s. Tuljai Construction Co.

Sir,

We M/s **Raj Associates** Through Partner **Mr. R. K. Khambayathave** undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **Tulja Serenity Green- Type-A (Wing-A & B), Type-C (Wing-A & B), Type-D (Wing-A, B, C) and Type-E** Of the IPhase of the project situated on the plot bearing **S.No.184/A/15/1, S.No.181, H.No.1, 2 & 3, S.No.172, H.No.6, 7, 8A & 8B, and 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. **AtulKudtarkar** 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-8 Type-A (Wing-A & B), Type-C (Wing-A & B), Type-D (Wing-A, B, C) and Type-E (Wing-A)/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 **P51700009701** 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-I Tulja Serenity Green- Type-A (Wing-A & B) (G+4)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Two Number of Plinth	100%
3	Zero Number of Podiums	-
4	Stilt Floor (Partly Stilt Provided)	100%
5	Five Number of Slabs of Super Structure (G+4=5 Slabs) 5 th slab work has been completed	100%
6	Internal Walls work has been completed	100%
	Internal Plaster work has been completed	
	Floorings within flats/premises & Doors and windows to each of the Flat/Premises work has been completed	
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	100%
	Overhead water tank work and Underground Water Tanks work has been completed	
9	The External plumbing work has been completed	100%
	External plaster work has been completed & elevation work has been completed	
	Completion of Terraces with waterproofing of the Building work has been completed	
10	Installation of lifts work has been completed, water pumps, fire fighting fittings and equipment as per CFO NOC, 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.	80%





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Table A
Phase-I Tulja Serenity Green- Type-C (Wing-A & B) (G+4)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Two Number of Plinth	100%
3	Zero Number of Podiums	-
4	Stilt Floor (Partly Stilt Provided)	100%
5	Five Number of Slabs of Super Structure (G+4=5 Slabs) 5 th slab work has been completed	100%
6	Internal Walls & Outer walls work	0%
	Internal Plaster work	
	Floorings within flats work	
	Doors and windows to each of the Flat work	
7	Sanitary Fittings within the Flat/Premises & Electrical Fittings within the Flat/Premises work	0%
8	Staircases, Lifts Well and lobbies at each Floor level connecting upto 4 th floor has been completed	50%
	Overhead water tank work and Underground Water Tanks work yet not started	
9	The External plumbing work	0%
	external plaster & elevation work	
	completion of Terraces with waterproofing of the Building/Wing work	
10	Installation of lifts work, 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 and all other requirements as may be required to Obtain Occupation/ Completion Certificate.	0%





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Table A

Phase-I Tulja Serenity Green- Type- D (Wing-A, B & C) (G+4)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Three Number of Plinth work	100%
3	Zero Number of Podiums	-
4	Stilt Floor (Partly Stilt Provided)	100%
5	Five Number of Slabs of Super Structure (G+4=5 Slabs) 5 th slab work has been completed	100%
6	Internal Walls & Outer walls work has been completed	90%
	Internal Plaster work has been completed	
	Floorings within flats work has been completed	
	Doors and windows to each of the Flat work is in progress	
7	Sanitary Fittings within the Flat work and Electrical Fittings within the Flat work has been completed	100%
8	Staircases, Lifts Well and lobbies at each Floor level connecting Staircases and Lifts work upto 4 th Floor Completed	100%
	Overhead water tank work and Underground Water Tanks work has been completed	
9	External plumbing work has been completed	100%
	External plaster and elevation work has been completed	
	completion of Terraces with waterproofing of the Building work has been completed	
10	Installation of lifts work has been completed, 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.	70%





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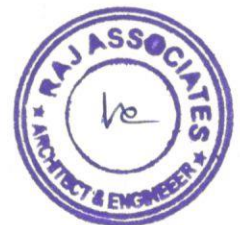
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Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of work done for each of the Building/Wing of the Real Estate Project as registered vide number **P51700009701** 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)	100%
5	Five Number of Slabs of Super Structure (G+4=5 Slabs) 3 rd slab work has been completed	60%
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 B

Internal & External Development Works in Respect of the entire Registered Phase
Phase- I Tulja Serenity Green - Type-A (Wing-A & B), Type-C (Wing-A, B, C), Type-D
(Wing-A, B, C) & Type-E (Wing-A & B)

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 of completion of buildings
3	Sewerage (chamber, Lines, Septic Tank, STP)	Yes	0%	Septic Tank Only 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,

[Signature]



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License No.77.
BADLAPUR(W).