



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 : 31/12/2022

FORM 1 ARCHITECT 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 Work of "Tulja Serenity Green" 3 4 Nos. Of Building Types / Eight Wings of the I- Phase the Projec MahaRERA Registration Number - P51700009701 being Developed M/s. Tuljai Construction Co.

Sir,

We M/s Raj Associates Through Partner Mr. R. K. Khambayat have undertaken assignment as Architect of certify Percentage of Completion of Construction Work of Tulja Serenity Green- Type-A (Wing-A & B), Type-C (Wing-A & B), Type-D (Wing-A, B, C) and Type-E Of the I 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, At Village- Vasind, Tal-Shahapur, Dist-Thane, PIN - 421604 having MahaRera Registration Number P51700009701 admeasuring 9210.00 Sq.Mtr. out of this Sanctioned proposed 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.





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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.	100%

- **Construction work has been completed & Obtained Occupation Certificate vide letter No. Revenue/T-11/SR-5/2021**
Dated : 06/08/2021.





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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 has been completed Internal Plaster work has been completed Floorings within flats work has been completed Doors and windows to each of the Flat work has been completed	100%
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 has been completed Overhead water tank work and Underground Water Tanks 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 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.	100%

- Construction work has been completed & Obtained Occupation Certificate vide letter No. **Mahsul/K-1/T-11/SR -29/2022** Date : **01/12/2022**.





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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	100%
	Internal Plaster work has been completed	
	Floorings within flats work has been completed	
	Doors and windows to each of the Flat work has been completed	
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.	100%

- **Construction work has been completed & Obtained Occupation Certificate vide letter No. Revenue/T-11/SR-5/2021**
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Table A
Phase-I Tulja Serenity Green- Type-E (Wing-A) (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) 5 th slab work has been completed	100%
6	Internal Walls, Internal Plaster, Floorings within flats/premises & Doors and windows to each of the Flat/Premises work has been completed	100%
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 and Underground Water Tanks work has been completed	
9	The External plumbing work has been completed	100%
	external plaster & elevation work has been completed	
	completion of Terraces with waterproofing of the Building/Wing 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.	100%

- Construction work has been completed & Obtained Occupation Certificate vide letter No. **Mahsul/K-1/T-11/SR -29/2022 Date : 01/12/2022.**





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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	100%	Work has been completed
2	Water Supply	Yes	100%	Grampanchayat provided water connection
3	Sewerage (chamber, Lines, Septic Tank, STP)	Yes	100%	Septic Tank Only has been completed
4	Storm Water Drains	Yes	100%	Work has been completed
5	Landscaping & Tree Planting	Yes	100%	Tree Planting work has been completed
6	Street Lighting	Yes	100%	Work has been completed
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	100%	Rain water harvesting Work has been completed
11	Energy management	No	-	-
12	Fire Protection and Fire safety requirements	No	-	N/A
13	Electrical Meter Room, Sub Station, Receiving station	Yes	100%	Meter Room and Sub Station Work has been completed
14	Aggregate Area of Recreational Open Space	Yes	100%	10% O.S. Wing-A & B Area 999.02 Sq. Mtrs. work has been completed
15	Open Parking	Yes	100%	As per Plan Work has been completed
16	Specify if any further facility is Provided (other than above mentioned)	--	--	--

Yours Faithfully,



Mr. R. K. Khambayat
License No.77
Raj & Associates
(Architect & Engineer)

Signature of Promoter

Name :

Date :