



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 : 31/03/2025

FORM 1 ARCHITECT CERTIFICATE

To,
M/s. Vinayak Enterprises
Through Partners
Mr. Narhari K. Patil & Mr. Ishwar N. Patel.
Address- Shop No. 03, Sai Bhakti Apartment,
Near Vijaya Bank, Katrap,
Badlapur (E) 421503.

**Subject : Certificate of Percentage of Completion of
Redevelopment Construction Work of "New Vanrai Parag
Co.Op.Hsg.Soc.Ltd." of Building Nos. 1 of the Project
having MahaRera Registration Number P51700056295
being developed M/s. Vinayak Enterprises.**

**Ref: 1) Approval Plan wide letter No. K.B.M.C./NRV/B.P./1580-06
Dated- 13/04/2023.**

Sir,

We M/s Raj Associates Through Partner **Er. R. K. Khambayat (Engineer)** have undertaken assignment as Licence Engineer of certify Percentage of Completion of Redevelopment Construction Work of "**New Vanrai Parag Co.Op.Hsg.Soc.Ltd.**" of the project situated on the plot bearing **S.No.93, H.No.1/A, At Village- Katrap, Taluka - Ambernath, District - Thane, PIN - 421503** having MahaRera Registration Number **P51700056295** admeasuring Plot area as per plot 1517.00 Sq. Mtrs. = Net Plot Area 1448.90 sq. mtrs. & Redevelopment Approval building plan as per UDCPR Permissible Built up area including Basic F.S.I. & Payment of Premium Area, TDR Area & Ancillary Area, Redevelopment Incentive Area =6195.35 Sq. Mtrs. Total Proposed Built up area 6182.11 Sq. Mtrs. being developed by M/s. Vinayak Enterprises.





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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 **P51700056295** 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
"New Vanrai Parag Co.Op.Hsg.Soc.Ltd." (Below Ground + Ground+13th Floor)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Basement (if any)	--
3	Podiums (if any)	--
4	One Number of Plinth work	100%
6	Stilt Floor	0%
7	Fifteen Number of Slabs of Super Structure (Below Ground + Ground +13= 15 Slabs) 10 th slab work has been completed	65%
8	Internal Walls & External Walls work is in progress Internal Plaster work is in progress Floorings within flats/premises work is in progress Doors and windows to each of the Flat/Premises work	15%
9	Sanitary Fittings within the Flat/Premises work	0%
10	Staircases, Lifts Well and lobbies at each Floor level connecting upto floor Staircases and Lifts work Overhead water tank work yet not started and Underground Water Tanks work has been completed	25%
11	The External plumbing work External plaster and elevation work is in progress completion of Terraces with waterproofing of the Building/Wing work	10%
12	Installation of lifts work, water pumps, Electrical fittings to Common Areas, Finishing to entrance lobby/s, plinth protection & paving of areas appurtenant to building/wing work & compound wall work 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
"New Vanrai Parag Co.Op.Hsg.Soc.Ltd." (Below Ground + Ground+13th Floor)

Sr. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	No	-	-
2	Water Supply	Yes	0%	M.J.P will provided water connection after OC.
3	Sewerage (chamber, Lines, Septic Tank, STP)	Yes	0%	Municipal Sewerage Line work
4	Storm Water Drains	Yes	0%	Storm Water Drains Work
5	Landscaping & Tree Planting	No	--	-
6	Street Lighting	No	--	-
7	Community Buildings	No	--	-
8	Treatment and disposal of sewage and Sullage Water	No	--	-
9	Solid Waste Management and Disposal	No	--	-
10	Water Conservation, Rain Water harvesting	Yes	0%	Rain Water harvesting Work
11	Energy management	No	-	-
12	Fire Protection and Fire safety requirements	Yes	0%	Fire Protection and Fire safety requirements Work
13	Electrical Meter Room, Sub Station, Receiving station	Yes	0%	Meter room provided Work
14	Open Parking	Yes	0%	As per Plan Work



Yours Faithfully,

Signature

RAJ ASSOCIATES
Engineer License No. **APL/00224**.
BADLAPUR(E).

Signature of Promoter

Name : **FOR VINAYAK ENTERPRISES**

Date :

Signature
PARTNER



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Table A
“Samadhan Co.Op.Hsg.Soc.Ltd.” Wing – “A & B” (Partly Stilt +G+ 7th Floor)

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 Provided)	100%
5	Eight Number of Slabs of Super Structure (Partly Stilt +G+ 7 th Floor = 8 Slabs) 8 th slab work has been completed	100%
6	Internal Walls & External Walls work has been completed	70%
	Internal Plaster work has been completed	
	Floorings within flats work is in progress	
	Doors and windows to each of the Flat work	
7	Sanitary Fittings within the Flat/Premises & Electrical Fittings within the Flat/Premises work is in progress	60%
8	Staircases, Lifts Well and lobbies at each Floor level connecting upto 7 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 is in progress	80%
	External plaster and elevation work has been completed	
	completion of Terraces with waterproofing of the Building/Wing work has been completed	
10	Installation of lifts work is in progress, water pumps, Electrical fittings to Common Areas, electro mechanical Equipment, Finishing to entrance lobby/s work & plinth protection & paving of areas appurtenant to building/wing & compound work is in progress and all other requirements as may be required to Obtain Occupation/ Completion Certificate.	30%

Yours Faithfully,

For Raj Associates
Architect & Engineers