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KAUSHIK PATEL
ARCHITECTS

FORM 1 [See Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 30 December, 2022

To
M/s Raj Universal
B 101 Rudraksha Building No. 10
Sushani Pawaskar Road
Vaishali Nagar
Dahisar (E)
Mumbai 400 068

Subject: Certificate of Percentage Completion of Construction Work of Building No.11 with Two wing(s) of the Project situated on the Plot bearing CTS No. 2276/D demarcated by its boundaries (latitude and longitude of the end points) bearing CTS No. 2786 to the North, CTS No. 2784, 2785, 2787 to the South, 18.30 Mt. DP Road to the East, CTS No. 2786, 2786, 2787 to the West of Division___ of village Dahisar, Taluka Borivali, District MSD. PIN 400 068 admeasuring 10087.49 Sq.mts. area being developed by M/S Raj Universal.

Sir,

I KAUSHIK PATEL have undertaken assignment Architect of certifying Percentage of Completion of Construction Work of Building No. 11 with Two Wing(s) of the Project, situated on the plot bearing CTS NO 2776/D of village Dahisar, Taluka Borivali, District MSD, PIN 400 068 admeasuring 10087.49 sq.mts area being developed by M/s Raj Universal.

1. Following technical professionals are appointed by Owner / Promoter :-

(i) Shri Manish Shah as L.S. I Architect

(ii) M/s. Rein Profile Consulting Engineers as Structural Consultant

(iii) M/s. Noesis Project consultant as MEP Consultant

(iv) Shri Jiten S Patel as Site Supervisor

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 P51800021545 under Maha RERA is as per table A herein below. The percentage of the work executed with respect to each of the actively of the entire phase is detailed in Table B.

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17 B, Shiv Darshan
Behind Midtown
S V Road, Borivali (W)
Mumbai 400 092

+91 22 2808 1964
+91 22 2862 3151

info@kpaindia.in
www.kpaindia.in

Table A

Building /Wing Number (to be prepared separately for each Building /Wing of the Project)

Sr. No.	Task/Activity	Percentage of Work Done	
		Wing A	Wing B
(1)	(2)	(3)	
1	Excavation	100%	100%
2	Number of Basement(s) and Plinth	100%	NA
3	Number of Podiums	NA	NA
4	Stilt floor	100%	100%
5	Number of Slabs of Super Structure	100%	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	100%
8	Staircases. Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%	100%
10	Installation of lifts, water pumps, Fire lighting 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	100%	100%

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TABLE B

Internal & External Development Works in Respect of the Entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/ No)	Percentage of Work Done	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	50%	
2	Municipal Water Supply	Yes	100%	
3	Sewarage (chamber, lines, Septic Tank,STP)	Yes	100%	
4	Storm Water Drains	Yes	100%	
5	Landscaping & Tree Planting	Yes	100%	
6	Street Lighting	Yes	100%	
7	Community Buildings	No	NA	
8	Treatment and disposal of sewage and Sullage water	Yes	100%	
9	Solid Waste Management And Disposal	Yes	100%	
10	Water Conservation, Rain water Harvesting	Yes	100%	
11	Energy Management	No	NIL	
12	Fire protection and fire safety requirements	Yes	100%	
13	Electrical meter room, sub-station, receiving station	Yes	100%	
14	Others (Option to Add more)	NA	NA	

Your's Faithfully

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CA/2001/27403

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