MEHUL KANAKIA
ARCHITECTS
ARCHITECTURE | INTERIORS | URBAN DESIGN

Form 1
(See Regulation 3)
ARCHITECT CERTIFICATE

Date :- 31.12.2024

To,
M/s. Surbhi Construction CA. to owners
J-102, Nisarg Heaven, Near MCA Club, Mahavir Nagar,
Kandivali-West, Mumbai – 400 067.

Subject :- Certificate of Percentage of Completion of Construction Work of Rijin Enclave (Vishnu Bhuvan) of the Phase the Project situated on the plot bearing C.T.S. No. 193 of Village Kanheri, Plot No. 41H, Demarcated by its boundaries Latitude and Longitude North - 19.228699, 72.8595159, 138a,35y, 192.59h, 45 and South - 19.228699, 72.8595159, 138a, 35y, 192.59h, 45t and West - 19.228699, 72.8595159, 138a,35y,192.59h,45t & 19.2275742, 72.8578302, 144a, 35y,90h,45 and Kasturba Villa to the North, and Ujwala Kutir to the South. Carter Road No. 2 to the East & Kit Kat Apartment to be West, Division - Konkan. Taluka - Borivali, District. Mumbai Suburban, State Maharashtra. PIN 400066. admeasuring 558.53 Sq. Mtr. area being developed by Surbhi Construction, CA to owners for **Rijin Enclave (Vishnu Bhuvan)**

Reference :- Period :- 01.04.2024 to 30.06.2024

Sir,

I **Rupesh Chaudhary** have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion Work of the **Rijin Enclave (Vishnu Bhuvan)** Building of the Phase of the Project, situated on the plot being **CTS No 193** of Village Kanheri, **Plot No 41H,** at Carter Cross Road No. 1, Borivali – East, Mumbai – 400 066 admeasuring 558.53 Sq. Mtr. area being developed by **Surbhi Construction,** CA to owners for **Rijin Enclave (Vishnu Bhuvan) MAHARera No. P51800053088**

1. Following technical professionals are appointed by Owner Promoter .
   i. Shri Mehul Kanakia as Architect
   ii. Shri Rupesh Chaudhary as Licensed Surveyor
   iii. Shri Rupesh Chaudhary as Structural Consultant
   iv. Shri Chirag Rayani as Site Supervisor

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SURBHI CONSTRUCTION MUMBAI

1001, building no 5,
garden grove complex,
chikuwadi, Borivali west

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number (to be registered) under Maha RERA is as per table A herein below. The percentage of the work executed With respect to each of the activity of the phase is detailed In Table B.

TABLE – A
One Building

Sr. No.	Takes / Activity	Percentage of work done
(1)	(2)	(3)

Sr. No.	Takes / Activity	Percentage of work done
1.	Excavation	100%
2.	1 number of Basement(s) and Plinth	100%
3.	0 number of Podiums	0%
4.	Stilt Floor	100%
5.	9 number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster. Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	80%
7.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat/Premises	60%
8.	Staircase, Lifts Wells and Lobbies at each Floor level connecting Staircase and Lifts, Overhead and Underground Water Tanks	95%
9.	The external plumbing and external plaster, elevation, Completion of terraces with waterproofing of the Building / Wing.	75%
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.	50%

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Contd.....3.

1001, building no 5,
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chikuwadi, Borivali west

TABLE – B

Internal and External Development Works in respect of the Registered Phase

Sr. No.	Common Area and Facilities Amenities	Proposed (Yes No)	Percentage of Work done	Details
(1)	**(2)**	**(3)**	**(4)**	
1	Internal Roads	N.A.	Nil	
2	Water Supply	Yes	0%	
3	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	
4	Strom Water Drains	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	N.A.	----	
7	Community Buildings	N.A.	----	
8	Treatment and Disposal of sewage and sullage water	N.A.	----	
9	Solid waste Management & Disposal	Yes	0%	
10	Water Conversation, Rain Water harvesting	Yes	0%	
11	Energy Management	N.A.	----	
12	Fire Protection and fire safety requirements	Yes	Nil	
13	Electrical meter room, Substation	Yes	Nil	

Thanking You,

For SURBHI CONSTRUCTION

Proprietor

Ar. Mehul J. Kanakia
Architect
(CA/2014/62291)

Signature of Promoter
Name: M/s. Surbhi Construction.
Date: 20.01.2025

1001, building no 5,
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