

**Form 1  
( See Regulation 3 )  
ARCHITECT CERTIFICATE**

**Date :- 24.02.2026**

**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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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.<br>No.<br>( 1 ) | Takes / Activity<br>(2)                                                                                                                                                                                                                                                                                                                                                                                                                | Percentage of work done<br>(3) |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Sr. No.             | Takes / Activity                                                                                                                                                                                                                                                                                                                                                                                                                       | Percentage<br>of work done     |
| 1.                  | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%                           |
| 2.                  | <u>1</u> number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                              | 100%                           |
| 3.                  | <u>0</u> number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                             | 0%                             |
| 4.                  | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                            | 100%                           |
| 5.                  | <u>9</u> number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                            | 100%                           |
| 6.                  | Internal Walls, Internal Plaster. Floorings within Flats/Premises,<br>Doors and Windows to each of the Flats/Premises                                                                                                                                                                                                                                                                                                                  | 90%                            |
| 7.                  | Sanitary Fittings within the Flat / Premises, Electrical Fittings<br>within the Flat/Premises                                                                                                                                                                                                                                                                                                                                          | 70%                            |
| 8.                  | Staircase, Lifts Wells and Lobbies at each Floor level connecting<br>Staircase and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                         | 95%                            |
| 9.                  | The external plumbing and external plaster, elevation,<br>Completion of terraces with waterproofing of the Building /<br>Wing.                                                                                                                                                                                                                                                                                                         | 75%                            |
| 10.                 | Installation of lifts, water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fittings to Common Areas<br>electro Mechanical equipment. Compliance to conditions of<br>environment / CRZ NOC Finishing to entrance lobby/s, plinth<br>protection paving of areas appurtenant to Building Wing.<br>Compound Wall and all other requirements as may be required<br>to obtain Occupation Completion Certificate. | 60%                            |

Contd.....3.

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**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       | Storm 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 Conservation, 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,

Mehul  
 Jitendra  
 Kanakia

Digitally signed  
 by Mehul  
 Jitendra Kanakia  
 Date: 2026.02.24  
 19:25:42 +05'30'

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

MITESH  
 BHIKHUBHAI  
 AI SHAH

Digitally signed by MITESH BHIKHUBHAI  
 SHAH  
 DN: c=IN, o=PERSONAL,  
 pseudonym=35d3c8fda744dbae2990011f  
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 2.5.4.20=b9c1bfc634b0118cea1005bc5427  
 06623ae9c8775b4b75355703dfe687a7ce,  
 postalCode=400092, st=Maharashtra,  
 serialNumber=5e6045dbcfdc42a2aa47521  
 5a933fa482c1e2003b964faebc08ac507809  
 3fab, cn=MITESH BHIKHUBHAI SHAH  
 Date: 2026.02.25 11:12:13 +05'30'

Signature of Promoter

**Name:** M/s. Surbhi Construction.

**Date:** 24.02.2026