UniSteps CONSULTING
+91 22-42660464 mail@unistepscpl.com

ANNEXURE A
FORM 2A
[*See* Regulation 3A.]
ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE
(Site Supervisor's Certificate)
(To be submitted at end of the Financial Year)

Date: 17.11.2025

To,
M/s. H Rishabraj Realty
103, Jai Tirth,
Daulat Nagar, Road No. 10,
Borivali (East), Mumbai – 400 066.

Quality Assurance Certificate
(Certificate No. 01 for the year ending March-2025)

Subject: Certificate for quality of materials used and quality of construction and workmanship for the work of **Rishabraj Aradhana'** having MahaRERA Registration Number **P51800053420** being developed by **"H Rishabraj Realty."**

Sir,

I/We **M/S Unisteps Consulting Pvt Ltd.** have undertaken the assignment of supervision of this real estate project.

Our Responsibility.

To carry out the work in accordance with the development permission and as per the approved plan, to submit certificate of supervision of work, to carry out material testing in-situ or in an authorized laboratory as per prevailing and applicable standards, to ensure quality of work and workmanship as per prescribed specifications, and as per NBC and / or other relevant code of practice.

The details of the quality are as follows:

1. **Structural Design, Stability and Testing**

Sr. No.	Parameters	Yes	No	Remarks
1	Whether soil investigations of the site have been conducted before the structural design and soil parameters have been accounted for in the structural design/ drawings?	Yes		
2	Whether Structural Engineer has been appointed for the project?	Yes		Name: Rupesh Chowdhary License No: REG. NO. STR: 840005434 Mobile: +91 9930129661 E-mail: mail@unistepscpl.com
3	Whether the inspection registers, site order book and quality control test registers are maintained at the site properly and endorsed by the Engineer–in-Charge?	Yes		
4	Whether testing facilities to check quality of material is available at site?			It is being done at 3rd Party lab
5	Whether the statuary provisions for disaster resistance/earthquake resistant design have been incorporated, specially in case of multi-storeyed construction?	Yes		
6	Has suitable cognizance been taken on demarcated flood lines and appropriate precautions taken for protecting the site from flooding considering local flooding issues?	Yes		

2. Input Materials.

Sr. No.	Parameters	Yes	No	Remarks
1	Whether the following building materials confirm to relevant IS/BS/NBC Code, or as per Industry Standards? If yes, provide details:	Yes		IS Code
	(*a*) Cement, concrete and coarse aggregate	Yes		
	(*b*) Steel and its alloys	Yes		
	(*c*) Electrical wire, fittings and accessories	Yes		
	(*d*) Plumbing and sanitary fittings	Yes		
2	Whether regular tests of materials and construction products are being done from accredited labs also? If yes, details of such labs	Yes		Name of lab: Allied Research Center
3	Whether manufacturer test certificate for cement, steel, pipes etc. have been obtained and whether supply records are being maintained?	Yes		
4	Whether suitable water is being used for construction? (*i*) What is the source of water? (*ii*) Has water been tested and approved by Engineer-in-Charge before construction? (*iii*) Has water been tested subsequently as per requirement?	Yes		Source of Water-Borewell

3. Quality of Workmanship.

Sr. No.	Parameters	Yes	No	Remarks
1	Whether works of all the electrical wiring/ connections/ lift installation / other electrical installations have been carried out under authorized /registered electrical engineer and whether records of the same has been maintained?	Yes		
2	Whether all related works of plumbing & sanitary including installation of water supply systems, drainage systems, sewage systems, sinks, toilets etc. have been carried out under authorized /registered plumbers / sanitary contractors and whether records of the same has been maintained?	Yes		
3	Whether all the work is being carried out under supervision of experienced and skilled professional? Further, whether the workmanship and quality is satisfactory and up to the mark and the work is within the acceptable and permissible limits of deviations as per relevant Code of Practice?	Yes		
4	Whether remedial measures are undertaken to prevent dampness and leakages? If yes, provide details	Yes		Damp-proof paint being applied on dead wall
5	Whether safety precautions are undertaken during construction activities for all type of workers?	Yes		

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4. Miscellaneous.

Sr. No.	Parameters	Yes	No	Remarks
1	Whether third party quality inspection is being carried out on site during/after completion of the works? If yes, provide details.	Yes		**M/S Unisteps Consulting Pvt Ltd.**
2	Whether anti-termite treatment has been undertaken for the soil?	Yes		
3	Whether fire-fighting arrangements has been undertaken under supervision of fire consultant?	Yes		
4	Whether proper signages have been installed on site/ completed building as per requirement?	Yes		
5	Whether precautions are undertaken to avoid air pollution during construction? Please specify.	Yes		
6	Whether records of all test reports / results have been properly kept in the prescribed formats and whether the same are available at site for viewing by allottees and to be handed over to the association of allottees?	Yes		
7	Whether all relevant records including sanctioned building plans, utility drawings, various test reports / results have been properly kept in the prescribed formats to be handed over to the association of allottees?	Yes		
8	Any innovative/ cost effective/ green technology has been used for improving quality/energy efficiency? Please specify	Yes		Electrical & Plumbing Fitting

Yours Faithfully,

Kailash Anwala
Digitally signed by Kailash Anwala
DN: cn=Kailash Anwala, o=Unisteps Consulting, ou=Project Management, email=mail@unistepscpl.com, c=US
Date: 2025.11.17 11:25:21 +05'30'

Signature of Engineer
Name: **KAILASH ANWALA**
Engineer
Qualification (Not less than graduate)
License No. (if any): **STR / A / 39**
Place: Mumbai

Agreed and accepted by

HARISH RATANCHAND AND JAIN
Digitally signed by HARISH RATANCHAND JAIN
Date: 2025.11.18 11:17:08 +05'30'

Signature of Promoter
"H. Rishabraj Realty"

Date: 17.11.2025

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