FORM 1 [*See* Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 31.12.2025

To,
Shri. Pritesh D. Savla
of M/s. Vini Developers CA to Rose Blossom CHSL
204-205 A-Wing, Kailash Towers,
N.S Phadke Marg, Sahar Road,
Andheri East, Mumbai- 400 069.

Subject: Certificate of Percentage Completion of Construction Work of "Rose Blossom CHSL" One No. of Buildings(s)/2 Wing of the _ Phase of the Project [MahaRERA Registration Number- **P51800053800]** situated on the Plot bearing CTS No. 262/A, demarcated by its boundaries ( ) CTS.NO – 253/A, 273 to the North, Existing Road No.05 having 12mtrs width of the South, CTS.NO – 263/4, to the East, CTS No. 261 & 258 to the West, of Division Kokan, Village Mogra, Taluka Andheri, District Mumbai Suburban, PIN – 400 060, admeasuring 959.02 sq.mts area being developed by M/s. Vini Developers.

Ref: MahaRERA Registration Number **P51800053800**

Sir,

We **U.B ARCHITECTS** have undertaken assignment as an Architect/Licensed Surveyor of certifying percentage of completion of construction work of Project "**Rose Blossom CHSL**" One No. of Buildings(s) 2 Wing of the Phase of the Project situated on the Plot bearing CTS No. 262/A, of Division Kokan, Village Mogra, Taluka Andheri, District Mumbai Suburban, PIN – 400 060, admeasuring 959.02 sq.mts area being developed by M/s. Vini Developers.

1. Following technical professionals are appointed by Owner / Promoter:––
(i) M/s/**Shri**/Smt **U B ARCHITECTS** as Architect;
(ii) M/s/**Shri**/Smt/ **BIG TREE ENGINEERING LLP** as Structural Consultant.
(iii) M/s/**Shri**/Smt **ANPRA ENTERPRISES** as MEP Consultant.
(iv) M/s/**Shri**/Smt. **DINESH MEHTA** as Site Supervisor.

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/Wing of the Real Estate Project as registered *vide* number **P51800053800** 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

Building / 2 Wings (to be prepared separately for each Building/Wing of the Project)

Sr. No	Tasks/ Activity	Percentage of Work
(1)	Excavation	100%
(2)	One number of Plinth	100%
(3)	Number of Podiums	Nil
(4)	Stilt Floor	80%
(5)	Slabs of Super Structure	90%
(6)	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	70%
(7)	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
(8)	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
(9)	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	0%
(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.	0%

TABLE B

Internal and 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)	Internal Roads & Footpaths	No	-	
(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	Yes	0%	
(7)	Community Buildings	No	-	
(8)	Treatment and disposal of sewage and sullage water	No	-	
(9)	Solid Waste management & disposal.	No	-	
(10)	Water conservation, Rain water harvesting.	No	-	
(11)	Energy management	No	-	
(12)	Fire protection and fire safety requirements	Yes	30%	
(13)	Electrical meter room, sub-station, receiving station	Yes	0%	
(14)	Others (Option to Add more)	-	-	

Yours Faithfully,
For M/s. UB Architects,

UJWAL SATISH BHOLE

Digitally signed by UJWAL SATISH BHOLE
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Ar. Ujwal Satish Bhole
(CA/2010/47919).