

FORM 1 [See Regulation 3]  
ARCHITECT'S CERTIFICATE

Date: 30.06.2026

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)**

| <b>Sr. No</b> | <b>Tasks/ Activity</b>                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Percentage of Work</b> |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| (1)           | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                | 100%                      |
| (2)           | One number of Plinth                                                                                                                                                                                                                                                                                                                                                                                                      | 100%                      |
| (3)           | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                         | Nil                       |
| (4)           | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                               | 90%                       |
| (5)           | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                  | 100%                      |
| (6)           | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                         | 90%                       |
| (7)           | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                 | 95%                       |
| (8)           | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                            | 95%                       |
| (9)           | The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.                                                                                                                                                                                                                                                                                                   | 95%                       |
| (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. | 90%                       |

**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               | 50%                     | -       |
| (3)     | Sewerage (chamber, lines, Septic Tank, STP)           | Yes               | 100%                    | -       |
| (4)     | Storm Water Drains                                    | Yes               | 100%                    |         |
| (5)     | Landscaping & Tree Planting                           | Yes               | 80%                     |         |
| (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               | 90%                     |         |
| (13)    | Electrical meter room, sub-station, receiving station | Yes               | 95%                     |         |
| (14)    | Others (Option to Add more)                           | -                 | -                       |         |

**Yours Faithfully,**

**For M/s. UB Architects,**

**UJWAL SATISH BHOLE**  
Digitally signed by UJWAL SATISH BHOLE  
 DN: c=IN, o=UB Architects, ou=NA, phone=+91922226477036, email=ujwal.satish@ubarchitects.com, postalCode=400051, st=Maharashtra, serialNumber=87ef9e8514575b6a0b14e035439238654507a3d00a90897648350ad78880we, cn=UJWAL SATISH BHOLE  
 Reason: I am the author of this document  
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**Ar. Ujwal Satish Bhole**  
**(CA/2010/47919).**