SHRIKANT H. TUPKAR
BE, MIE.
REGD. ENGINEER
INTERIOR DESIGNER
VALUER

OFF.: 1st Floor, Amiket Complex. Krida Chowk, Hanuman Nagar, Nagpur – 32, shreetupkar@rediffmail.com

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: - **14/04/2025**

To,
Rai Udyog Ltd,

Subject: Certificate of Percentage of Completion of Construction Work of Rai Tower having MahaRERA Registration Number **P50500029625** (Only Applicable after project registration) being developed by Rai Udyog Ltd through Managing Director Shri. Kishor Gopichand Rai.

Sir,

I/ We **Shrikant Tupkar** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of Rai Tower having MahaRERA Registration Number **P50500029625** (Only Applicable after project registration) being developed by Rai Udyog Ltd through Managing Director Shri. Kishor Gopichand Rai.

Based on Site Inspection, with respect to Layout/each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on date of this certificate the Percentage of Work done for each of the building/Wing of the Real Estate Project 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.

N.I.T. Lic. No. 1305
N.MC. Lic. No. 257

Signature:



Name of Architect/Engineers Mr. Shrikant H. Tupkar
Address: Amiket Apartment, Krida Chowk, Nagpur.
Tel No. 9823105677

TABLE - A

Layout / Building/ Wing Number Rai Tower (to be prepared separately for each Layout / Building / Wing of the Project)

Sr. No. (1)	**Task/Activity (2)**	**Percentage of Actual Work Done (As on date of the Certificate) (3)**
1.	Excavation	NIL
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	
8.	Sanitary Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFO NOC, Electrical fittings, 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 maybe required to complete project as per specifications in agreement of Sale. Any other activities.	

N.I.T. Lic. No. 1305
N.MC. Lic. No. 257

Signature:



Name of Architect/Engineers Mr. Shrikant H. Tupkar
Address: Amiket Apartment, Krida Chowk, Nagpur.
Tel No. 9823105677

Table B

Common Areas (Internal and External Development Works) in respect to the Registered Phase / Project Number

Sr. No (1)	Common areas and Facilities. (2)	Proposed (Yes/No) (3)	Percentage of Work done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads& Footpaths	NO	NIL	
2.	Water Supply	YES		
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES		
4.	Storm Water Drains	YES		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and disposal of sewage and sullage water	YES		
9.	Solid Waste management & Disposal	NO		
10.	Water conservation, Rain water harvesting	YES		
11.	Energy management	NO		
12.	Fire protection And fire safety requirements	YES		
13.	Electrical meter room, sub-station, receiving station	YES		
14.	Others (Option to Add more)	NO		

N.I.T. Lic. No. 1305
N.MC. Lic. No. 257

Signature:

Name of Architect/Engineers Mr. Shrikant H. Tupkar
Address: Amiket Apartment, Krida Chowk, Nagpur.
Tel No. 9823105677