

Palak R. Patel

Architect

11, Bhagvat Bunglows, Thaltej, Ahmedabad - 380059

FORM - 1

ARCHITECT'S CERTIFICATE

Date: 31/07/2020

To,
RAGHAV CORPORATION,
Raghunandan Heights, B/H.Lambha Baliyadev Temple,
NIDC Road, Narol, Ahmedabad.

Subject: Based on site inspection (Dated: 31/07/2020), Certificate of Percentage of Completion of Construction Work of THREE No. of Resi + Comm. Buildings, A,B&C Wings, of the Single Phase of project (PR/GJ/AHMEDABAD/AHMEDABADCITY/AUDA/MAA00070/040917) situated on the Plot bearing Rev.Sur. No. 161/1/B, F.P. No. 54, demarcated by its boundaries 18 mt. road to the North, F.P.no. - 69/2 to the South, F.P.no. - 56 to the East, F.P.no. - 68 to the West of Division (59), Village-Narol, Taluka-Maninagar, District Ahmedabad, Pin-382405, admeasuring Area 3338.00Sq.Mts. being developed by RAGHAV CORPORATION.

Sir,

I, Palak. R. Patel have undertaken assignment as Architect of certifying percentage of Completion of Construction Work of the 3 Buildings - A,B&C wings of the Single phase of the project, situated on the plot bearing R.S.No. (161/1/B), F.P. No. 54, Village - Narol, Taluka - Maninagar, District - Ahmedabad, Pin-382405, admeasuring Area 3338.00 Sq.Mts. being developed by RAGHAV CORPORATION, as per approved plan.

- Following technical professionals are appointed by Owner/Promoter :- (Raghav Corporation)
 - a. M/s./Shri/Smt. Navdeep C. Vaddoriya as Engineer
 - b. M/s./Shri/Smt. Bhavik R. Sudani as structural consultant
 - c. M/s./Shri/Smt. Saurabh P. Patel as MEP Consultant
 - d. M/s./Shri/Smt. Navdeep C. Vaddoriya as Site Supervisor/Clerk of Works

Based on site Inspection (Dated: 31/07/2020), with respect to each of the Building/Wing of the aforesaid Real Estate project, I certify that as on the date of the certificate, the percentage of work done for each of the building/Wing of the Real estate Project as registered vide number (PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA00070/040917) under GujRERA 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 A and B.


Palak R. Patel
Architect
(Reg. No. : CA/2013/62028)

Palak R. Patel

Architect

11, Bhagvat Bunglows, Thaltej, Ahmedabad - 380059

Table - A

Building /Wing Number A & B,C (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/Activity	Percentage of work done		
		Block-A	Block-B	Block-C
1	Excavation	100 %	100 %	100 %
2	<u>0</u> number of basement(S) and plinth.	N/A	N/A	N/A
3	<u>0</u> number of podiums	N/A	N/A	N/A
4	<u>0</u> Stilt Floor	N/A	N/A	N/A
5	<u>8</u> number of slabs of super structure	100 %	100 %	100 %
6	Internal walls, internal plaster, floorings within Flats/Premises, doors and Windows to each of the Flat/premises	100 %	100 %	100 %
7	Sanitary Fittings within the Flat/premises	100 %	100 %	100 %
8	Staircases, Lifts Wells and Lobbies at each floor level connecting Staircases and lifts, overhead and Underground water tanks	100 %	100 %	100 %
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %	100 %	100 %
10	Installation of lifts, water pumps, fire fighting Fitting 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	100 %	100 %	100 %



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Reg. No. : CA /2013/62028

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Table - B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work Done	Remarks
1	Internal Roads & Footpaths	Yes	100 %	-----
2	Water supply	Yes	100 %	-----
3	sewerage (chamber, lines, septic tank, STP)	Yes	100 %	-----
4	Storm Water drains	No	-----	-----
5	Landscaping & tree planting	Yes	100 %	-----
6	Street Lighting	Yes	100 %	-----
7	Community Building	No	-----	-----
8	Treatment and disposal of sewage and sullage Water/STP	No	-----	-----
9	Solid Waste management & disposal	Yes	100 %	-----
10	Water Conservation, Rain Water Harvesting percolating Well/Pit	Yes	100 %	-----
11	Energy Management	No	-----	-----
12	Fire Protection and Fire Safety Requirements	Yes	100 %	-----
13	Electrical Meter Room, Sub-station, Receiving station	Yes	100 %	-----
14	others (Option to add more)	No	-----	-----

Yours Faithfully,

PALAK R. PATEL
EXP.DT.31-12-2024


Palak R. Patel
Architect
(Reg. No. : CA/2013/62028)

Navdeep C. Vaddoriya

Architect & Engineers

A/41, Jivantwin Bunglows, Opp. Jivanwadi, Nikol Gam Road, Nikol, Ahmedabad-382350.

Email : vaddoriyanavdeep@gmail.com

FORM - 2

ENGINEER'S CERTIFICATE

Date: 31/07/2020

To

RAGHAV CORPORATION

Raghunandan Heights, B/H. Lambha Baliyadev Tample, NIDC Road, Narol, Ahmedabad.

Subject: Certificate of Cost Incurred for Developement of Raghunandan Heights for Construction of RAH Buildings A,B&C Wings of the Single phase or for the plotted project, as the case may be, (PR/GJ/AHM-EDABAD/AHMEDABADCITY/AUDA/MAA00070/040917) situated on the Plot bearing Final Plot No. 54.

Demarcated by its boundaries (latitude and longitude of the end points)

18 mt. Road to the North F.P.no. - 69/2 to the South F.P.no. - 56 to the East F.P.no. - 68 to the West of Division (59) village Narol taluka Maninagar District Ahmedabad PIN 382405 admeasuring 3338.00 Sq.Mts. area being developed by Raghav Corporation.

Ref: (PR/GJ/AHMEDABAD/AHMEDABADCITY/AUDA/MAA00070/040917)

Sir,

I Navdeep C. Vaddoriya have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being RAH Buildings A,B&C Wings of the Single Phase or for the plots of the plotted project as the case may be, situated on the Final Plot No. 54 of Division (59) village Narol taluka Maninagar District Ahmedabad PIN 382405 admeasuring 3338.00 Sq.Mts. area being developed by Raghav Corporation.

1. Following technical professionals are appointed by Raghav Corporation :-

- (i) M/s./Shri/Smt. Palak R. Patel as Architect
- (ii) M/s./Shri/Smt. Bhavik R. Sudani as Structural Consultant
- (iii) M/s./Shri/Smt. Saurabh P. Patel as MEP Consultant
- (iv) M/s./Shri/Smt. Yatin R. Paghdal as Quantity surveyor*

2. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Buildings, of the project. Our estimated cost calculations are based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schdule of items and quantity for the antire work as calculated by Yatin R. Paghdal quantity surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the buildings of the aforesaid project under reference as Rs. 12,07,89,000 (Total of Table A and B). the estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtained occupation certificate/completion certificate for the buildings from the AMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on site Inspection by undersigned on 31/07/2020 date, the Estimated Cost Incurred till date is calculated at Rs. 11,77,89,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total-Estimated Cost.

5. The Balance cost of completion of the Civil, MEP and allied works of the Buildings of the Subject project to obtain Occupation Certificate/Completion Certificate from AMC (Planning-Authority) is estimated at Rs. 30,00,000 (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below;


NAVDEEP C. VADDORIYA
A/41, Jivantwin Bunglows,
Opp. Jivanwadi, Nikol,
Ahmedabad.
R. No. 001ERH21072501053

Navdeep C. Vaddoriya

Architect & Engineers

A/41, Jivantwin Bungalows, Opp. Jivanwadi, Nikol Gam Road, Nikol, Ahmedabad-382350.

Email : vaddoriyanavdeep@gmail.com

Table - A
(Building/Wing bearing Number A)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total estimated cost of the Building/Wing as on 25/06/2018 date	4,38,30,089
2	Cost incurred as on 31/07/2020	4,28,30,089
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,00,000
5	Cost included on Additional/Extra items as on _____ not included in the Estimated Cost (Table - C)	--N.A.--

Table - A
(Building/Wing bearing Number B)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total estimated cost of the Building/Wing as on 25/06/2018 date	4,28,82,617
2	Cost incurred as on 31/07/2020	4,18,82,617
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,00,000
5	Cost included on Additional/Extra items as on _____ not included in the Estimated Cost (Table - C)	--N.A.--

Table - A
(Building/Wing bearing Number C)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total estimated cost of the Building/Wing as on 25/06/2018 date	2,40,76,294
2	Cost incurred as on 31/07/2020	2,40,76,294
3	Work done in Percentage (as Percentage of the estimated cost)	APPROX 100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost included on Additional/Extra items as on _____ not included in the Estimated Cost (Table - C)	--N.A.--


NAVDEEP G. VADDORIYA
A/41, Jivan twin Bungalows,
Opp. Jivanwadi, Nikol,
Ahmedabad.
R. No. 001ERH21072501053

Navdeep C. Vaddoriya

Architect & Engineers

A/41, Jivantwin Bungalows, Opp. Jivanwadi, Nikol Gam Road, Nikol, Ahmedabad-382350.

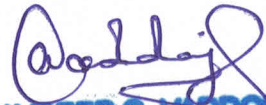
Email : vaddoriyanavdeep@gmail.com

Table - B
(Building Wing A,B&C)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Developement Works including amenities and Facilities in the layout as on 25/06/2018 date	1,00,00,000
2	Cost incurred as on 31/07/2020	90,00,000
3	Work done in percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be incurred (Based on Estimated-cost)	10,00,000
5	Cost Incurred on Additional/Extra items as on _____ not included in the Estimated Cost (Table - C)	--N.A.--

Yours Faithfully,

NAVDEEP C. VADDORIYA
Engineer(Reg. No. : 001ERH21072501053)
LIC. EXP. DATE : 09/07/2025


NAVDEEP C. VADDORIYA
A/41, Jivan ~~win~~ Bungalows,
Opp. Jivanwadi, Nikol,
Ahmedabad.
R. No 001ERH21072501053

Palak R. Patel

Architect

11, Bhagvat Bunglows, Thaltej, Ahmedabad - 380059

FORM - 4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Wing)

Date: 31/07/2020

To,
RAGHAV CORPORATION,
Raghuandan Heights, B/H.Lambha Baliyadev Temple,
NIDC Road, Narol, Ahmedabad.

Subject: Based on site inspection (Dated: 31/07/2020), Certificate of Percentage of Completion of Construction Work of THREE No. of Resi + Comm. Buildings, A,B&C Wings, of the Single Phase of project (PR/GJ/AHMEDABAD/AHMEDABADCITY/AUDA/MAA00070/040917) situated on the Plot bearing Rev.Sur. No. 161/1/B, F.P. No. 54, demarcated by its boundaries 18 mt. road to the North, F.P.no. - 69/2 to the South, F.P.no. - 56 to the East, F.P.no. - 68 to the West of Division (59), Village-Narol, Taluka-Maninagar, District Ahmedabad, Pin-382405, admeasuring Area 3338.00Sq.Mts. being developed by RAGHAV CORPORATION.

Sir,

Sir,

I, Palak. R. Patel have undertaken assignment as Architect of certifying percentage of Completion of Construction Work of the 3 Buildings - A,B&C wings of the Single phase of the project, situated on the plot bearing R.S.No. (161/1/B), F.P. No. 54, Village - Narol, Taluka - Maninagar, District - Ahmedabad, Pin-382405, admeasuring Area 3338.00 Sq.Mts. being developed by RAGHAV CORPORATION, as per approved plan.

- Following technical professionals are appointed by Owner/Promoter :- (Raghav Corporation)
 - a. M/s./Shri/Smt. Navdeep C. Vaddoriya as Engineer
 - b. M/s./Shri/Smt. Bhavik R. Sudani as structural consultant
 - c. M/s./Shri/Smt. Saurabh P. Patel as MEP Consultant
 - d. M/s./Shri/Smt Navdeep C. Vaddoriya as Site Supervisor/Clerk of Works

Based on Completion Certificate received from Structural Engineer and Site Supervisor/Clerks of Works and to the best of my Knowledge, I hereby certify that 3 buildings, A,B&C Wings of the Buildings have been completed in all aspects and is fit for occupancy for which it has been erected/reerected/constructed and enlarged. The 3 buildings, A,B&C Wings of the Buildings are granted Occupancy Certificate/Completion Certificate bearing number BU/SZ/031019/0564 dated 21-10-2019 of Block- A, BU/SZ/050320/0984 dated 24-07-2020 of Block- B, BU/SZ/031019/0177 dated 20-08-2019 of Block- C & BU/SZ/110719/0289 dated 20-08-2019 of Block- E.S.S. by Ahmedabad Municipal Corporation.

I further certify that all common amenities and civil infrastructure i.e. common plot internal approach road, internal storm water drainage, water supply, drainage network, percolation well, lights, parking lots etc. has been completed in all aspects and is fit for use.

Yours Faithfully,

PALAK R. PATEL
EXP.DT.31-12-2024


Palak R. Patel
Architect
(Reg. No. : CA /2013/62028)