

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: 28th February 2024

To,
Shri. Jay Morzaria,
M/s. Vraj Kamman Real Estate Developers Pvt. Ltd.,
Unit no. 2, Ground Floor,
Sagar Deep Darshan,
S.V. Road, Opp. Adidas Showroom,
Borivali West – 400092.

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building(s) of the Project “Vraj Prarambh” [P51800003206] situated on the Plot bearing C.T.S. No. 120, 120/1 to 9 of village Pahadi Goregaon (E), in P-Ward, Mumbai. demarcated by its boundaries (latitude 19.1710722 and longitude 72.8501036 of the end points) Pandurang Wadi Road No. 3 to the North CTS No. 124 of Village Pahadi Goregaon (E) to the South plot bearing CTS No. 119 of Village Pahadi Goregaon (E) to the East plot bearing CTS No. 121 of Village Pahadi Goregaon (E) to the West of village Pahadi Goregaon (E) taluka Malad District Mumbai Suburban District PIN 400 063 admeasuring 659.00 sq.mts. Area being developed by M/s. Vraj Kamman Real Estate Developers Pvt. Ltd.

Sir,

I/ We Niten Dedhia have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the One Building(s) of Vraj Prarambh Project, situated on the plot bearing C.T.S. No. 120, 120/1 to 9 of village Pahadi Goregaon (E) taluka Malad District Mumbai Suburban District PIN 400 063 admeasuring 659.00 sq.mts. Area being developed by M/s. Vraj Kamman Real Estate Developers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) Shri. Niten Dedhia as Architect;
 - (ii) Shri. Yogesh D. Vaja as Structural Consultant;
 - (iii) Shri. Sachin S. Yadav as Site Supervisor.

Based on Site Inspection, with respect to each of the Building/ Wing 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 to be registered 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 / Wing Number 01 (to be prepared separately for each Building /Wing of the Project)

Sr. No.	Tasks /Activity	Percentage of work done
1.	Excavation	100%
2	0 number of Basement(s) and Plinth	90%
3	0 number of Podiums	0%
4	Stilt Floor	90%
5	10 number of Slabs of Super Structure	95%
6	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	50%
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	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing	20%
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 & 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	NA	-	
7.	Community Buildings	NO	-	
8.	Treatment and disposal of sewage and sullage water	YES	0%	
9.	Solid Waste management & Disposal	YES	0%	
10.	Water conservation, Rain water harvesting	YES	0%	
11.	Energy management	NO	-	
12.	Fire protection and fire safety requirements	YES	0%	
13.	Others (Option to Add more)	-	-	

Yours Faithfully,

NITEN. P. DEDHIA
(Architect)
(CA/2000/26033)