

**FORM 1**

**ARCHITECT'S CERTIFICATE**

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

Date : 26.3.2018

To  
M/s. Moraj Infratech Pvt. Ltd,  
28/29, Moraj Residency,  
Sector 16, Plot No. 1,  
Sanpada, Navi Mumbai.

**Subject : Certificate of Percentage of Completion of Construction Work of Commercial cum Residential Building 1<sup>st</sup> Phase of the Project situated on the Plot bearing C.T.S. No. 1113 & 1086 to the North , C.T.S. 1112, 1117 to the South, Road to the East C.T.S. No. 1114, 1115 to the West of Chinchavali Shekin, Khopoli, Tal. Khalapur, Dist. Raigad Pin 410203 admeasuring 3523.50 sq.mts. area being developed by M/s. Moraj Infratech Pvt. Ltd.**

Sir,  
I, Khemant B. Tailor have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Project, situated on the plot bearing **C.T.S. No. 1113 & 1086 to the North , C.T.S. 1112, 1117 to the South, Road to the East C.T.S. No. 1114, 1115 to the West of Chinchavali Shekin, Khopoli, Tal. Khalapur, Dist. Raigad Pin 410203 admeasuring 3523.50 sq.mts. area being developed by M/s. Moraj Infratech Pvt. Ltd.**

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri. Khemant B. Tailor as L.S. / Architect ;
- (ii) Shri. CSE CONSULTANTS as Structural Consultant
- (iii) Shri. CSE CONSULTANTS as Quantity Surveyor

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 of the Real Estate Project 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 / WING B**

| Sr. No. | Task / Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100                     |
| 2       | Basement and Plinth                                                                                                                                                                                                                                                                                                                                                                                                     | 100                     |
| 3       | number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                       | 0                       |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 100                     |
| 5       | number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 100                     |
| 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                                                                                                                                                                                                                                                                                                                                | 20                      |
| 8       | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 20                      |
| 9       | The external plumbing and external plaster, elevation, completion of terraces with waterproofing 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                       |

**Khemant B. Tailor**  
B.E. (Civil), F.I.E., M.C.E., F.I.I.V., M.I.S.E., M.S.E.S.

-  **Chartered Engineers (F.I.E.)**  
Life Member of Institution of Engineers (India)
-  **Chartered Engineers (M.C.E.)**  
Life Member of Confederation of Engineers (India)
-  **Chartered Valuer (F.I.I.V.)**  
Life Member of the Indian Institution of Valuers (India)
-  **Government Approved Valuer**  
Reg. No. CAT-I-350/56/22/2006-07
-  **Chartered Structural Engineers (M.I.S.E.)**  
Life Member of the Institution of Structural Engineers (India)
-  **Chartered Ind. Environmentalist (M.S.E.S.)**  
Life Member of Society of Environment Science (India)

**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                            | YES               | 0                       | After building construction |
| 2       | Water Supply                                          | YES               | 0                       | After building construction |
| 3       | Sewerage (chamber, lines, Septic Tank , STP)          | YES               | 0                       | After building construction |
| 4       | Storm Water Drains                                    | NA                | 0                       | NA                          |
| 5       | Tree Planting                                         | YES               | 0                       | After building construction |
| 6       | Street Lighting                                       | YES               | 0                       | After building construction |
| 7       | Community Buildings                                   | NA                | 0                       | NA                          |
| 8       | Treatment and disposal of sewage and sullage water    | NA                | 0                       | NA                          |
| 9       | Solid Waste management & Disposal                     | NA                | 0                       | NA                          |
| 10      | Rain water harvesting                                 | NA                | 0                       | NA                          |
| 11      | Energy management                                     | NA                | 0                       | NA                          |
| 12      | Fire protection and fire safety requirements          | YES               | 0                       | After building construction |
| 13      | Electrical meter room, sub-station, receiving station | YES               | 0                       | After building construction |
| 14      | Others ( Option to Add more)                          | NA                | 0                       | NA                          |



**Khemant B. Tailor**  
**LIC NO. KMC/PWD/343/952**

**Dt. 26/07/1996**

**KHOPOLI :** B. Kalyanji Group, Shop No.116, Opp. R. D. Complex, Bazar Peth, Khopoli 410 203, Dist. Raigad.  
Tel : 02192 - 269376. Cell : 9823187970 / 9370811997.

**KHARGHAR :** B-1401, Haware's Tiara, Near Raghunath Vihar, Sector-13, Kharghar, Navi Mumbai 410 210, Maharashtra, INDIA.