

KEY STONE

ARCHITECTURE, INTERIOR, LANDSCAPING, EXHIBITIONS
Sharmabalendu@gmail.com, keystonejaipur@gmail.com,
669, Mahaveer Nagar, Tonk Road,
Jaipur-302018, Rajasthan.

FORM R-1

[see Regulation 3(4)]

CERTIFICATE BY ARCHITECT

(To be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from separate account)

To,
Shubham Landcon LLP
4th Floor S1A, Shri Gopalnagar S,
Gopalpura Bypass, Jaipur -302018

Subject: Certificate of percentage of completion of construction work of Row Houses of the Project **Shubh Villa** (RERA Registration Number **RAJ/P/2019/1145**) situated on the Khasra bearing No. **2503/1, 3109/2464, 3111/2498, 3113/2499, 3115/2502, 3117/2504** demarcated by its boundaries (latitude and longitude of the end points) **26° 51' 38.4768" N / 75° 42' 37.6488" E** to the North **26° 51' 31.6872" N / 75° 42' 37.0296" E** to the South **26° 51' 35.1432" N / 75° 42' 40.9284" E** to the East **26° 51' 36.18" N / 75° 42' 35.0244" E** to the West of village **Bhankrota Kalan** Tehsil **Sanganer** District **Jaipur** PIN **302026** admeasuring **14870** sq. mts. area being developed by **Shubham Landcon LLP**

Sir,

I/ We Balendu Sharma have undertaken assignment as Architect of certifying percentage of completion of construction work of the Row Houses of the Project **Shubh Villa**, situated on the Khasra bearing No. **2503/1, 3109/2464, 3111/2498, 3113/2499, 3115/2502, 3117/2504** of village **Bhankrota Kalan** Tehsil **Sanganer** District **Jaipur** PIN **302026** admeasuring **14870** sq. mts. area being developed by **Shubham Landcon LLP**

1. Based on site inspection, with respect to the aforesaid Real Estate Project and as declared by promoter to RERA regarding project cost calculation for Row Houses, I certify, that as on the date 31st Dec 2023, the percentage of work done of the Real Estate Project (registration number **RAJ/P/2019/1145** under Rajasthan RERA), is as per TABLE-A herein below. The percentage of the work executed with respect to each of the activity of the entire project is detailed in TABLE-B.


BALENDU SHARMA
ARCHITECT
CA/2005/36414

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TABLE-A
Shubh Villa -Project

Sr. No.	Tasks/Activity	Percentage of work done(Approximately)
(1)	(2)	(3)
1	Excavation	100%
2	105number of Foundation(s) and Plinth	100%
3	Ground Floor	100%
4	First Floor	100%
5	Internal Walls, Internal Plaster, Floorings within Row Houses/Premises, Doors and Windows to each of the Row Houses/Premises.	100%
6	Sanitary Fittings within the Row House/Premises, Electrical Fittings within the Row Houses/Premises.	100%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts. Overhead and Underground Water Tanks	100%
8	The external plumbing and external plaster, elevation, completion of terraces with tilling of the Row Houses.	100%
9	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. Compound Wall and all other requirements as may be required to obtain Completion Certificate.	N/A

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TABLE-B

Internal and External Development Works in respect of the entire Registered Project.

Sr. No.	Common areas and Facilities/Amenities	Proposed (Yes/No)	Percentage of Work done	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths.	Yes	100%	
2	Water Supply	Yes	100%	
3	External Electrical Work	Yes	100%	
4	Sewerage (chamber, lines, Septic Tank, STP).	Yes	100%	
5	Storm Water Drains	Yes	Nil	
6	Landscaping& Tree Planting.	Yes	100%	
7	Street Lighting Poles	Yes	100%	
8	Community Buildings	No	Nil	
9	Treatment and disposal of sewage and sullage water.	Yes	100%	
10	Solid Waste management & Disposal.	Yes	Nil	
11	Water conservation, Rainwater harvesting.	Yes	100%	
12	Energy management	No	Nil	
13	Fire protection and fire safety requirements	No	Nil	
14	Electrical meter room, sub-station, Receiving station.	No	Nil	
15	Others (Option to Add more).			

Yours Faithfully,


BALENDU SHARMA
ARCHITECT
CA/2005/36414
Signature & Name
(BALENDU SHARMA)
Architect

Place: JAIPUR

Date: 16th Jan'2024