

Annexure A

FORM 1

[See regulation 3]

ARCHITECT CERTIFICATE

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

Date :- 1<sup>st</sup> Oct 2023

To,

Kunal Avinash Kumthekar , Padmaja Kunal Kumthekar & KPIN Real Estate Ventures.

1204/a Oberoi woods, Goregaon East, Mumbai 63

Subject: Certificate of percentage of Completion of Construction Work of Kenisha Resort Resident Cluster 'P' 'Q' 'R' having MahaRera Registration Number P52000051843 (Only Applicable after project registration) Being developed by Kunal Avinash Kumthekar , Padmaja Kunal Kumthekar & KPIN Real Estate Ventures.

Sir,

We, Dsignature Architects have undertaken assignment as Architect of percentage of Completion of construction work of Kenisha Resort Resident Cluster 'P' 'Q' 'R' Having MahaRera Registration Number P52000051843 (Only Applicable after project registration), Being developed By Kunal Avinash Kumthekar , Padmaja Kunal Kumthekar & KPIN Real Estate Ventures.

Based On site Inspection, with respect to layout / 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 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

Cluster P

Sr no	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	50%
5	Stilt Floor	0%
6	Slab of super Structure	0%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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 may be required to complete project as per specifications in agreement of sale. Any other activities.	0%

TABLE-A

## Cluster Q1

Sr no	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	100%
5	Stilt Floor	100%
6	Slab of super Structure	100%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	80%
8	Sanitary Fittings within the Flat/Premises	30%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	80%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	80%
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 may be required to complete project as per specifications in agreement of sale. Any other activities.	50%

TABLE-A

## Cluster Q2

Sr no	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	0%
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	0%
5	Stilt Floor	0%
6	Slab of super Structure	0%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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 may be required to complete project as per specifications in agreement of sale. Any other activities.	0%

TABLE-A

## Cluster R1

Sr no	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	50%
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	50%
5	Stilt Floor	0%
6	Slab of super Structure	0%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	10%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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 may be required to complete project as per specifications in agreement of sale. Any other activities.	0%

TABLE B

Common areas (internal and external road development works) in respect of the registered phase / project number

Sr no	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
1	Internal Roads & Footpaths	YES	20%	
2	Water Supply	YES	80%	
3	Sewerage (Chamber, lines, Septic tank, STP)	YES	50%	
4	Storm Water Drains	YES	30%	
5	Landscaping & Tree Planting	YES	5%	
6	Street Lighting	YES	0%	
7	Community Buildings	YES	50%	
8	Treatment and disposal of sewage and sullage water.	YES	50%	
9	Solid Waste management & Disposal	YES	50%	
10	Water conservation / Rain water harvesting	YES	0%	
11	Energy management	YES	0%	
12	Fire protection and Fire Safety Requirements	NA	NA	
13	Electrical motor room, sub-station, receiving station.	YES	0%	
14	Others (Option to Add more)	NO	NA	

Yours Faithfully,




Ar. ROHAN J. RANADE. (CA/2004/34156)

For  
DSIGNATURE  
Architecture

Agreed and Accepted by

For KPIN REAL ESTATE VENTURES



Partner/Authorised Signatory

Name: Kunal Avinash Kumthekar , Padmaja Kunal Kumthekar & KPIN Real Estate Ventures.

Date: 1<sup>st</sup> Oct 2023