

# **PUNDLIK S. GODHOLKAR**

DCE, B.Arch. (CA/2001/28580)

## **ARCHITECT'S CERTIFICATE**

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

Date: 15.03.2018

**To**

**KUMAR BUILDERS**

KUL COUTURE, Sadanand Tandel Marg,  
Next to Century Bazaar, Prabhadevi, Mumbai 400025

**Subject: Certificate of Percentage of Completion of Construction Work of KUL Couture, Worli Rehab building & Sale building for Construction, situated on the part of the Plot bearing on F.P. No.1084, TPS IV, Mahim Division at Sadanand Tandel Marg, Prabhadevi, Mumbai 400 025 Demarcated by its boundaries (Rehab building - 19° 0'41.75"N & 72°49'29.12"E, 19° 0'41.87"N & 72°49'28.21"E, 19° 0'42.47"N & 72°49'28.30"E, 19° 0'42.31"N & 72°49'29.20"E and Sale building - 19° 0'43.57"N & 72°49'28.73"E, 19° 0'42.96"N & 72°49'28.79"E, 19° 0'42.96"N & 72°49'26.40"E, 19° 0'43.47"N & 72°49'26.39"E of the end points) Property of the Late Louis to the North; Property of Jolly Brothers Pvt. Ltd. and partly by the Property of French Motor car Co. Ltd. to the South, Proposed Foras Road to the West, Public passage to the East of Division Mumbai village Worli, taluka Mahim District Mumbai PIN 400025 area Admeasuring 1348.13 Sq. Mtrs. (Rehab building- 331.31 Sq. Mtrs. + Sale building- 1016.82 Sq. Mtrs.) Area being developed by KUMAR BUILDERS.**

**Sir,**

I/ We Ar. Pundlik S. Godholkar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of KUL Couture, Worli Rehab building & Sale building situated on the part of the plot bearing F.P. No.1084, TPS IV, Mahim Division at Sadanand Tandel Marg, Prabhadevi, Mumbai 400 025 of village Worli of Division Mumbai village Worli, taluka Mahim District Mumbai PIN 400025 area Admeasuring 1348.13 Sq. Mtrs. Area being developed by KUMAR BUILDERS.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s. B.N. Shah & Associates as L.S. / Architect.
- (ii) M/s JW Consultants LLP as Structural Consultant.
- (iii) Shri. Siyaram Gupta as Senior Site Engineer.

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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 **P51900009276** 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**

**REHAB Building – As per proposed plans the building consist of -Ground to 11<sup>th</sup> Floors.**

| Sr.No. | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                        | Percentage of Work             |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100 %                          |
| 2      | 0 numbers of basement & 1 number of Plinth                                                                                                                                                                                                                                                                                                                                                                              | 100 %                          |
| 3      | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                     | NA                             |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 100 %                          |
| 5      | 11 number of Slabs of Super Structure & Terrace                                                                                                                                                                                                                                                                                                                                                                         | 90 %                           |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 80 %<br>(Flooring- 70 %)       |
| 7      | Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                              | 35 %                           |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                          | 80 %<br>(UGWT – 15 % OHWT- 0%) |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                   | 80 %                           |
| 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 %                            |

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**Table A**

**SALE Building – (The project is conceived as 32 story building with 3.0 FSI. Original sanction is for 2.5 FSI which shows 4 no. of podiums + 1 no. of service floor + 10 nos. of Residential floors. However considering provision for 3.0 FSI, the final plan shall have 7 no. of podiums + 2 no. of service floor + 23 nos. of Residential floors. This certificate is issued Subject to revision /correction due to premium paid FSI & fire norms / permissions, I certify the areas the total FSI to be consumed.)**

| <b>Sr.No.</b> | <b>Tasks / Activity</b>                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Percentage of Work</b> |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1             | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 0 %                       |
| 2             | 0 numbers of basement & 1 number of Plinth                                                                                                                                                                                                                                                                                                                                                                              | 0 %                       |
| 3             | 7 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                     |                           |
| 4             | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 0 %                       |
| 5             | 32 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                   | 0 %                       |
| 6             | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 0 %                       |
| 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.                                                                                                                                                                                                                                                                                          | 0 %                       |
| 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 %                       |

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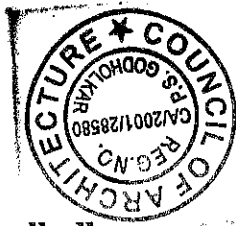
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**TABLE-B**

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

| S.No. | Common areas And Facilities, Amenities                  | Available | Percent | Details          |
|-------|---------------------------------------------------------|-----------|---------|------------------|
| 1     | Internal Roads & Footpaths :                            | No        | 0 %     |                  |
| 2     | Water Supply :                                          | Yes       | 0 %     | As per agreement |
| 3     | Sewerage (Chamber, Lines, Septic Tank , STP) :          | Yes       | 0 %     | As per agreement |
| 4     | Storm Water Drains :                                    | Yes       | 0 %     | As per agreement |
| 5     | Landscaping & Tree Planting :                           | Yes       | 0 %     | As per agreement |
| 6     | Street Lighting :                                       | No        | 0 %     |                  |
| 7     | Community Buildings :                                   | No        | 0 %     |                  |
| 8     | Treatment And Disposal Of Sewage And Sullage Water :    | No        | 0 %     |                  |
| 9     | Solid Waste Management And Disposal :                   | Yes       | 0 %     | As per agreement |
| 10    | Water Conservation, Rain water Harvesting :             | Yes       | 0 %     | As per agreement |
| 11    | Energy management :                                     | No        |         |                  |
| 12    | Fire Protection And Fire Safety Requirements :          | Yes       | 0 %     | As per agreement |
| 13    | Electrical Meter Room, Sub-Station, Receiving Station : | Yes       | 10 %    | As per agreement |

Yours Faithfully



**Ar. Pundlik S. Godholkar**

(License NO CA/2001/28580)

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