

Date: 30th September 2024

To
Kohinoor Developers
Kohinoor Corporate Office,
Senapati Bapat Marg,
Dadar (W), Mumbai – 400028.

Subject: Certification of overall percentage of completion of construction work for 1 no building comprising of 6 wings at Kohinoor City Phase 2.

This is to certify that the overall percentage of completion of the construction work of 1 no. Building comprising of 6 wings namely (12A, 12B, 13, 14, 20A & 20B) is **98.21%** complete.

Yours Faithfully

For, **Sandeep Shikre & Associates**



Pankaj Palshikar
Principal

Registration No: CA / 98 / 22945

Agreed and Accepted by:



Kohinoor Developer

Date: 15th October 2024



SSA

FORM 1
ARCHITECT'S CERTIFICATE

Date: 30th September 2024

To
Kohinoor Developers
Kohinoor Corporate Office,
Senapati Bapat Marg,
Dadar (W), Mumbai – 400028.

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building(s) / Six Wing(s) of the 2nd Phase of the Project P51800003258 situated on the Plot bearing CTS No. 637/B/1A OF VILLAGE KURLA 2, demarcated by its boundaries D. P. Reservation (Garden) to the North, Kohinoor City Residential Phase1 Block1 to the South, D. P. Road to the East, D. P. Reservation (R.G.) to the West, of Division Mumbai, Village Mumbai, Taluka Mumbai, District Mumbai, PIN 400070 admeasuring 5,938.78 sq.mts. area being developed by Kohinoor Developers

Sir,

We **M/s. Sandeep Shikre & Associates** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **One Building(s)/ Six Wing (s) of the 2nd Phase** of the Project, situated on the plot bearing CTS No. **637/B/1A OF VILLAGE KURLA 2**, of Division **Mumbai**, Village **Mumbai**, Taluka **Mumbai**, District **Mumbai**, PIN **400070**, admeasuring **5,938.78** sq. mts. Area having MahaRERA Registration Number **P51800003258** being developed by **Kohinoor Developers**

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

- (i) **M/s Sandeep Shikre & Associates** as Architect
- (ii) **M/s S. W. Mone & Associates** as Structural Consultant
- (iii) **M/s Econ Pollution Control Consultants** as MEP Consultant
- (iv) **Shri Murli Ramaswamy** 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 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.

SSA



Table A

Wing Number 12A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	0 number of Podiums	0%
4	Stilt Floor	100%
5	11 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings , Doors and Windows within the Flats/Premises	99.93
7	Sanitary Fittings within the Flats/Premises	100.00
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	96.13
9	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100.00
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipments Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s. Plinth protection, paving of area appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to complete the project as per specifications in the agreement of sale. Any other activities	100.00

Table A

Wing Number 12B

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	0 number of Podiums	0%
4	Stilt Floor	100%

SSA



5	11 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings , Doors and Windows within the Flats/Premises	93.99
7	Sanitary Fittings within the Flats/Premises	100.00
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	96.13
9	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100.00
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipments Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s. Plinth protection, paving of area appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to complete the project as per specifications in the agreement of sale. Any other activities	100.00

Table A

Wing Number 13

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	0 number of Podiums	0%
4	Stilt Floor	100%
5	11 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings , Doors and Windows within the Flats/Premises	99.84%
7	Sanitary Fittings within the Flats/Premises	100.00%
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	100.00%
9	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100.00%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as	100.00%

SSA

[Handwritten Signature]



	per CFO NOC, Electrical fittings, mechanical equipments Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s. Plinth protection, paving of area appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to complete the project as per specifications in the agreement of sale. Any other activities	
--	--	--

Table A

Wing Number **14**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	0 number of Podiums	0%
4	Stilt Floor	100%
5	11 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings , Doors and Windows within the Flats/Premises	99.84%
7	Sanitary Fittings within the Flats/Premises	100.00%
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	100.00%
9	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100.00%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipments Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s. Plinth protection, paving of area appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to complete the project as per specifications in the agreement of sale. Any other activities	100.00%

SSA



Table A

Wing Number **20A**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	0 number of Podiums	0%
4	Stilt Floor	100%
5	11 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings , Doors and Windows within the Flats/Premises	99.94
7	Sanitary Fittings within the Flats/Premises	100.00
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	100.00
9	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100.00
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipments Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s. Plinth protection, paving of area appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to complete the project as per specifications in the agreement of sale. Any other activities	100.00

Table A

Wing Number **20B**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	0 number of Podiums	0%
4	Stilt Floor	100%

SSA



5	11 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings , Doors and Windows within the Flats/Premises	99.94
7	Sanitary Fittings within the Flats/Premises	100.00
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	100.00
9	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100.00
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipments Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s. Plinth protection, paving of area appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to complete the project as per specifications in the agreement of sale. Any other activities	100.00

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	92.59	Work in progress
2.	Water Supply	YES	70.00	Work in progress
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	100.00	Completed
4.	Storm Water Drains	YES	100.00	Completed
5.	Landscaping & Tree Planting	YES	50.00	Work in progress
6.	Street Lighting	YES	80.00	Work in progress
7.	Community Buildings	No	NA	N/A
8.	Treatment and disposal of sewage and sullage water	YES	90.00	Work in progress
9.	Solid Waste management & Disposal	YES	70.00	Work in progress
10.	Water conservation, Rain water harvesting	YES	100.00	Completed

SSA



11.	Energy management	YES	100.00	Completed
12.	Fire protection and fire safety requirements	YES	100.00	Completed
13.	Electrical meter room, sub-station, receiving station	YES	100.00	Completed
14.	Aggregate area of recreational Open Space	YES	0.00	Not Started
15.	Open Parking	YES	20.00	Work in progress

Yours Faithfully

For, Sandeep Shikre & Associates



Pankaj Palshikar

Principal

Registration No: CA / 98 / 22945

Agreed and Accepted by:



Kohinoor Developer

Date 15th October, 2024



SSA