

**FORM 1 [see Regulation 3]**

**ARCHITECT'S CERTIFICATE**

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

Date: 26/07/2017

To  
M/s Refab Construction (I) Pvt Ltd  
Shri Sushil W. Kangane  
C.A. to Owner M/s. Kunfayakun Co-op. Hosg. Soc. Ltd.  
Unit No 2, Charkop Suman CHSL.  
Sector 1, Dr. B.A. Road,  
Charkop, Kandivali (West)  
Mumbai- 400067

**Subject: Certificate of Percentage of Completion of Construction Work of – No. of Building of the Project [MahaRERA Registration Number] situated on the Plot bearing CTS No. 21 A/3 demarcated by its boundaries C.T.S. No. 23 A/265 to the North 3.15 mts. wide layout road to the South 9.15 mts. wide existing road to the East C.T.S. No. 21 A/2 to the West of village Pahadi Goregaon taluka Borivali District Mumbai Suburban PIN 400 097 admeasuring 731.50 sq. mts. area being developed by M/s. Refab Construction (India) Pvt. Ltd.**

Sir,

I Shri Sunil S. Jain of M/s. S.arc have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the – Building of the 1<sup>st</sup> Phase of the Project, situated on the plot bearing CTS No. 21 A/3 village Pahadi Goregaon taluka Borivali District Mumbai Suburban PIN 400 097 admeasuring 731.50 sq.mts. area being developed by M/s. Refab Construction (India) Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-
  - (i) M/s S. arc as Architect
  - (ii) Shri Kaivant C. Shah as Structural Consultant
  - (iii) Shri Bhavesh Parmar 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 (Not yet registered) 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.

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17. Progress Report - 1

2. Progressing construction

The Association has been progressing with the construction work as per the approved plan. The following is the status of the work.

**Table A**

Building comprising Stilt +1<sup>st</sup> to 8<sup>th</sup> + part 9<sup>th</sup> upper floors as per approved plan.

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Basement(s) and Plinth	No Basement is proposed. Plinth is completed 100%
3	Podiums	No Podium is proposed.
4	Stilt Floor / Ground floor	100%
5	10 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	71%
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	95%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	75%
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	15%

**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 & Foot paths	No	NA	--
2	Water Supply	Yes	100%	MCGM Plug connection is obtained
3	Sewarage (chamber, lines, Septic Tank , STP)	Yes	100%	Sewerage chambers are constructed on Ground floor.
4	Storm Water Drains	Yes	30%	Same as compound wall
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	NA	
7	Community Buildings	No	NA	
8	Treatment and disposal of sewage and sullage water	No	NA	--
9	Solid Waste management & Disposal	No	NA	--
10	Water conservation, Rain water harvesting	Yes	75%	Tank is completed plumbing lines are pending.
11	Energy management	No	NA	--
12	Fire protection and fire safety requirements	Yes	0%	--
13	Electrical meter room, sub-station, receiving station	Yes	0%	--
14	Others (Option to Add more)	--	--	--



**Sunil S. Jain**

**S. arc**  
Partner  
CA/97/22145