N'VARC DESIGNS

FORM 1

ARCHITECT'S CERTIFICATE

31st March 2026

To
M/s. J.B. Construction
4, F1-F2, Shree Parshwa Ind.,
Premises CHS. V. P. Road,
Pendse Nagar, Dombivli (E).

Sir,

I Ar. Ninad Vaidya have undertaken assignment as Architect for certifying percentage of Completion of Construction Work of Prop. Building, situated on CTS No. 10094A, 10094B, 10095 to 10100, G.B. Patharli, Dombivli (E) admeasuring 978.20 Sq.mt. area being developed by M/s. J.B. Construction a partnership firm.

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

- Mr. Ninad S. Vaidya as Architect
- Mr. Manohar Patil as Structural Consultant
- _____as MEP Consultant
- _____ as Site Supervisor

2. Based on Site Inspection, with respect to each of the Building(s)/Wing(s) of the aforesaid Real Estate Project, I certify that as on 14th March 2026, the Percentage of Work done for Building of the Real Estate Project [MahaRERA Registration No.: Applied] is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

ARCHITECT NINAD VAIDYA
CA/2010/48114

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Flat No.1, Laxmi Prasad building, Khandkar Lane, Tilak Nagar, Dombivli (E) 421201

TABLE A		
Sr. No.	Items of Work	Work completion (in %)
1	Excavation and Earthwork	100 %
2	1 nos of Common Basement within the building footprint	100 %
3	0 nos of Common Podiums falling within the building footprint	N.A.
4	1 nos of Stilt Floor (falling within the building footprint)	100 %
5	8 nos of Slabs for Super Structure	100 %
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	90 %
7	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises32	35 %
8	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	35 %
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	30 %



TABLE B				
Internal & External Devlopment Works in Respect of the entire Registered Phase				
Sr. No.	**Activities**	**Proposed (Yes or No)**	**Work completion (in %)**	**Details**
1	Internal Roads & Footpaths	**NO**	**0 %**	**To be done before Completion of the Project**
2	Water Supply	**YES**	**-**	**Supply from the Local Authority**
3	Sewerage (Chamber, Lines, Septic Tank , STP)	**YES**	**0 %**	**Will be connected to Municipal Sewer**
4	Storm Water Drains	**YES**	**0 %**	**To be done before Completion of the Project**
5	Landscaping & Tree Planting	**YES**	**-**	**To be done before Completion of the Project**
6	Street lighting	**YES**	**-**	**To be done before Completion of the Project**
7	Club house, fitness centers, swimming pool & other recreation areas	**YES**	**-**	**Fitness Center Only**
8	Treatment And Disposal Of Sewage And Sullage Water	**YES**	**-**	**Will be connected to Municipal Sewer**
9	Solid Waste Management And Disposal	**YES**	**-**	**To be done before Completion of the Project**
10	Water Conservation, Rain water Harvesting	**YES**	**-**	**To be done before Completion of the Project**
11	Energy management	**YES**	**-**	**To be done before Completion of the Project**
12	Fire Protection And Fire Safety Requirements	**YES**	**-**	**To be done before Completion of the Project**
13	Electrical Meter Room, Sub-Station, Receiving Station	**YES**	**-**	**Electrical Meter Room Only**
14	All parking levels other that below buildings	**YES**	**0 %**	**To be done before Completion of the Project**
15	Other Common Areas and Facilities, Amenties(If Any)	**YES**	**0 %**	**To be done before Completion of the Project**

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The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for Raghukunj Co.Op. Hsg. Society Pvt. Ltd. considering Stilt + 8 Slabs.

The certificate is issued considering that the Promoter has ensured that the execution of the work is as per approved plans and the quality, specifications of the work/construction, the materials used are as per the disclosures made to the allottees in the project.

Yours Faithfully

Ar. Ninad S. Vaidya
(License No. CA/2010/48114)

Ar. Ninad S. Vaidya
REGISTERED ARCHITECT
Reg. No. CA/2010/48114
Add : Flat No. 1, Laxmi Prasad Building
Khandkar Lane, Tilak Nagar,
Dombivli (E) 421 201

For J. B. CONSTRUCTIONS

Partner