Vijay Pandey And Associates

Architects Interior Designers Valuers

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Annexure A 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: -30/09/2025

To

KGI REALTY PRIVATE LIMITED

(Through its Director Sonu Anil Hotchandani)

Project Name: KOHINOOR EDEN (PLOT B BUILDING 5)

Mezzanine Floor,Sagarika Apt,Near Ghee Dry fruits,Opp.Regency Hotel,Chopda Court, Ulhasnagar-421003.

Subject: Certificate of Percentage of Completion of Construction Work of **'Kohinoor Eden' 'Plot-B, Building-5'** having MahaRERA (_____) (Only Applicable after project Registration) situated on the Plot bearing S.no.36, H.no.23/3 & H.no.24, Village – Adivali-Dhokali, Taluka –Ambernath, District - Thane Pin – 400607. being developed by KGI REALTY PRIVATE LIMITED.
Through its Director Sonu Anil Hotchandani

Sir,

I, Vijay Pandey have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **'Kohinoor Eden' 'Plot-B, Building-5'** having MahaRERA (_____) (Only Applicable after project Registration) being developed by KGI REALTY PRIVATE LIMITED.
Through its Director Sonu Anil Hotchandani

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

Layout / Building /**Building No.5**(to be prepared separately for each Layout /Building /Wing of the Project)

Sr. No. (I)	Tasks / Activity (2)	Percentage of Actual Work. Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	0 Number Basements (if any)	N.A
3.	0 Number Podiums (if any)	N.A
4.	1Number Plinth	100%
5.	Stilt Floor	30%

6.	24 Number Slabs of Super Structure	87%
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	40%
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 Development Works) in respect of the Registered Phase / Project Number

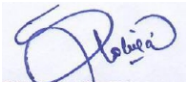
Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	50%	
2.	Water Supply	Yes	50%	
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	50%	
4.	Storm Water Drains	Yes	50%	
5.	Landscaping & Tree Planting	Yes	40%	
6.	Street Lighting	Yes	20%	
7.	Community Buildings	Yes	0%	
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	50%	
11.	Energy management	Yes	50%	
12.	Fire protection and lire safety requirements	Yes	50%	
13.	Electrical meter room, sub-station, receiving station.	Yes	50%	
14.	Others (Option to Add more).			

Yours Faithfully,

Name (VIJAY PANDEY) of Architect
(Registration No.CA/96/20081)

Agreed and Accepted by:



Signature of K.G.I. REALTY PRIVATE LIMITED.
Through its Director Sonu Anil Hotchandani.
Date: 30/09/2025