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FORM 1

ARCHITECT'S CERTIFICATE

Date: 30-06-2026

To,
Fauzaan Ashraf Khan.
of SevenFolds Constructions LLP,
C.A. to Owner,
807, Sri Krishna,
New Link Road,
Andheri West, Mumbai - 400053.

Sub: Certificate of Percentage of Completion of Construction Work of MINAL AND MADHAVKUNJ CHS Ltd Building of Ongoing Phase of the Project (MahaRERA Registration Number - P51800053472) situated on Plot bearing C.T.S. No. 1611 1611/1 to 1611/15 of village Vile Parle East, F.P. No. 185 of TPS II, Vile Parle (East), Taluka Andheri and District Mumbai Suburban demarcated by its boundaries (latitude and longitude of end points), Existing Dixit Road to the North, CTS 1612 to the East, Existing Shraddhanand Road to the West and CTS no. 1609 & CTS no. 1610 to the South of Village Vile Parle East, Taluka Andheri and District Mumbai Suburban, Pin 400057 adm. 2555.18 sq. mts. Gross plot area being re-developed by Shri. Fauzaan Ashraf Khan of SevenFolds Constructions LLP, C. A. to Owner.

Dear Sir,

I, Mr. Sohil Hajiani, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of MINAL AND MADHAVKUNJ CHS Ltd Building of the Ongoing Phase of the Project, situated on the plot bearing CTS No. 1611 1611/1 to 1611/15 of village Vile Parle East, F.P. No. 185 of TPS II, Vile Parle (East), Taluka Andheri and District Mumbai Suburban admeasuring 2555.18 sq. mts. gross plot area being re-developed by Shri. Fauzaan Ashraf Khan of SevenFolds Constructions LLP, C. A. To Owner.

Based on Site Inspection, with respect to "MINAL AND MADHAVKUNJ CHS Ltd" Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for MINAL AND MADHAVKUNJ CHS Ltd Building of the Real Estate Project as registered vide number P51800053472 under MahaRERA is as per table A herein below. The percentage of work executed till date on an overall basis is 45.00% (approximately). The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE A

"WING A – MADHAVKUNJ CHS Ltd"

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	1 number of Podium	100%

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4	Stilt Floor	100%
5	11 number of Slabs of Super Structure	80%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	40%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premise	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.	5%

TABLE-B

"WING A – MADHAVKUNJ CHS Ltd"

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	No	N.A.	
2.	Water Supply	Yes	10%	As per MCGM norms
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	10%	As per MCGM norms
4.	Storm Water Drains	Yes	0.00%	As per MCGM norms
5.	Landscaping & Tree Planting	Yes	0.00%	Landscaping N.A. Tree plantation as per MCGM norms
6.	Street Lighting	No	N.A.	
7.	Community Buildings	No	N.A.	
8.	Treatment and disposal of sewage and sullage water	No	N.A.	
9.	Solid Waste management & Disposal	Yes	0.00%	As per MCGM norms
10.	Water conservation, Rain water harvesting	Yes	0.00%	As per MCGM norms
11.	Energy management	No	N.A.	

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12.	Fire protection and fire safety requirements	Yes	0.00%	As per MCGM norms
13.	Electrical meter room, sub-station, receiving station	No	N.A.	
14.	Others (Option to Add more)	No	N.A.	

TABLE A

"WING B - MINAL CHS Ltd"

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	1 number of Podium	100%
4	Stilt Floor	100%
5	11 number of Slabs of Super Structure	70%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	40%
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.	5%

TABLE-B

"WING B - MINAL CHS Ltd"

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	No	N.A.	
2.	Water Supply	Yes	10%	As per MCGM norms
3.	Sewerage(chamber, lines, Septic Tank, STP)	Yes	10%	As per MCGM norms
4.	Storm Water Drains	Yes	0.00%	As per MCGM norms

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5.	Landscaping & Tree Planting	Yes	0.00%	Landscaping N.A. Tree plantation as per MCGM norms
6.	Street Lighting	No	N.A.	
7.	Community Buildings	No	N.A.	
8.	Treatment and disposal of sewage and sullage water	No	N.A.	
9.	Solid Waste management & Disposal	Yes	0.00%	As per MCGM norms
10.	Water conservation, Rain water harvesting	Yes	0.00%	As per MCGM norms
11.	Energy management	No	N.A.	
12.	Fire protection and fire safety requirements	Yes	0.00%	As per MCGM norms
13.	Electrical meter room, sub-station, receiving station	No	N.A.	
14.	Others (Option to Add more)	No	N.A.	

SOHIL SADRUDIN HAJIANI
(Sohil Hajiani)
Licensed Architect.
(License No. CA/97/22153)

Digitally signed by SOHIL SADRUDIN HAJIANI
DN: c=IN, o=PERSONAL, pseudonym=ecf59758efca84ae1aaf88fe5db19cb8c, 2.5.4.20=8ad1f712559f238ce1304493cde2ae2b00c70d45b31567ac86c3231841496d0, postalCode=400053, st=MAHARASHTRA, serialNumber=7c77b60798266d6857372da072cfa1cba381f8f4734cf1b29843bb3f36503da2, cn=SOHIL SADRUDIN HAJIANI
Date: 2025.09.29 18:29:07 +05'30'

Agreed and Accepted by:

Signature of Promoter

Name: Mr. Fauzaan Ashraf Khan

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