

FORM - 1
[see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 29/06/2023.

To,
M/s. Lavim Developers Pvt. Ltd.
Pune.

Subject: Certificate of Percentage of Completion of Construction Work of **Broadway (Brooklyn - A, Manhattan - B & EWS - G) Project P52100016356** situated on the Plot bearing on Plot S. NO.- 185 demarcated by its boundaries Latitude 18°36'06.34" N Longitude 73°46'03.46" E Adj S. No 647 (P), 648 (P) and Adj CTS No. 1162 to the North, **Future Development** to the East, **Future Development** to the West and Adj CTS No. 652 and Adj CTS No. 1159 to the South of Division -PUNE, Village -Wakad, Taluka - Mulashi, District -Pune, PIN -411057. Admeasuring **15183.35 m²** area ; of the Project having MahaRERA Registration Number **P52100016356** being developed by **M/s. Lavim Developers Pvt. Ltd.**

Sir,

I Ar. Prakash Kulkarni Partner of Ankur Associates have under taken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Broadway (Brooklyn - A, Manhattan - B & EWS - G) Project** situated on S. NO.- 185 of Division -PUNE, Village - Wakad, Taluka- Mulashi, District -Pune, PIN - 411057 admeasuring **15183.35 m²** areas ; the Project having Maha RERA Registration Number **P52100016356** being developed by **M/s. Lavim Developers Pvt. Ltd.**

Based on Site Inspection, with respect to each of the Building/Wing of the a foresaid 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 as registered under Maha RERA 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.

1

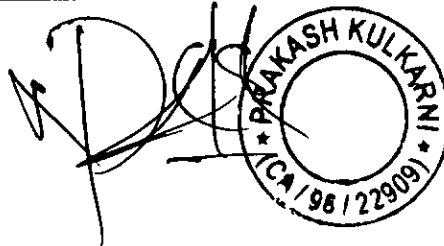
ankur associates

A R C H I T E C T S

101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. E-mail : ankurassociates@gmail.com
TEL.: 020 - 6604 2800 / 6604 2801 / 6604 2802

TABLE A

Sr. No	Tasks /Activity	Percentage of work done Brooklyn T1	Percentage of work done Manhattan - T2
1	Excavation	100%	100%
2	Basement	100%	100%
3	Podiums	90%	90%
4	Plinth	100%	100%
5	Stilt floor	100%	100%
6	Slabs of Super Structure	100%	100%
7	Internal walls, Internal Plaster, Floorings , Doors and Windows within Flat/Premises	75%	80%
8	Sanitary Fittings within the Flat/Premises	15%	15%
9	Staircases, Lifts Wells and Lobbies at each Floor level ,Overhead and Underground Water Tanks	100%	100%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	95%	95%
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.	55%	55%
12	Overall percentage of completion of work done for entire building or wing	85%	85%



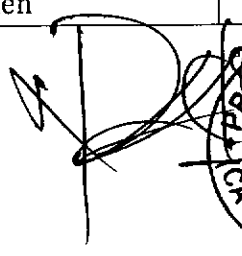
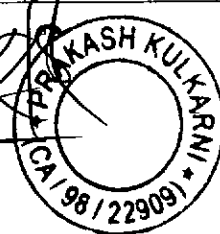
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TABLE -B
**Common Areas (Internal & External Development Works) in Respect of
the entire Registered Phase**

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Workdone	Details
1.	Internal Roads & Footh paths	Yes	10%	NA
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank ,STP)	Yes	10%	STP
4.	Storm Water Drains	Yes	0%	
5.	Landscaping &Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No	-	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0%	
9.	SolidWaste management& Disposal	Yes	0%	OWC
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	Yes	0%	Solar Water Heating system
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	40%	LT Room,meter roomubstation
14.	Aggregate Area of Recreational open space.	Yes	0%	
15.	Open parking	Yes	0%-	
16.	Club house	Yes	40%	Not for EWS
17.	Swimming pool	Yes	40%	Not for EWS
18.	Landscape garden	-		

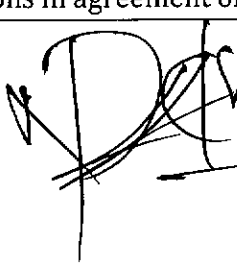
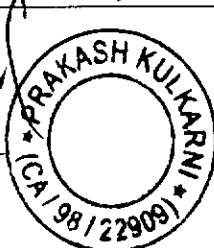



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TABLE - 8
MHADA BUILDING - 6604 2800 / 6604 2801 / 6604 2802

Sr. No	Tasks /Activity	Percentage of work done MHADA
1	Excavation	100%
2	Basement	100%
3	Podiums	0%
4	Plinth	100%
5	Stilt floor	100%
6	Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, Floorings , Doors and Windows within Flat/Premises	95%
8	Sanitary Fittings within the Flat/Premises	60%
9	Staircases, Lifts Wells and Lobbies at each Floor level ,Overhead and Underground Water Tanks	100%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%
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.	70%

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TABLE -B

**Common Areas (Internal & External Development Works) in Respect of the
entire Registered Phase**

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done MHADA	Details
1.	Internal Roads & Footh paths	No	-	NA
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	STP
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	10%	
7.	Community Buildings	No	-	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0%	
9.	Solid Waste management & Disposal	Yes	0%	OWC
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	Yes	0%	Solar Water Heating system
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	0%	
14.	Aggregate Area of Recreational open space.	No	0%	
15.	Open parking	No	0%	

Yours Faithfully,

FOR **ankur associates**

(Prakash Kulkarni)

CA/98/22909

Agreed & Accepted By

Signature of Promoter:

Name:

Date: 29/06/2023.