

Magus Consulting Pvt. Ltd.

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CIN : U14102MH1996PTC102965



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: 30.06.2023

To
MAGUS INFRATECH PRIVATE LIMITED
Hubtown Solaris, 601, 6th floor,
Prof. N. S. Phadke Marg, opp. Teli galli,
Vijay Nagar, Andheri East,
Mumbai 400069,

Subject: Certificate of Percentage of Completion of Construction Work of **MAGUS CITY** having MahaRERA Registration Number- P51700045444 being developed by **MAGUS INFRATECH PRIVATE LIMITED**.

SIR,

We Magus Consulting Private Limited have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **MAGUS CITY** having MahaRERA Registration Number P51700045444 being developed by **MAGUS INFRATECH PRIVATE LIMITED**.

Based on Site Inspection. with respect to each of the Building 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 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

Building ESQ-2 —**MAGUS CITY** (to be prepared separately for each Building of the Project)

Sr. No (1)	Tasks / Activity (2)	Percentage of Actual Work done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basements (if any)	NA

3	Podiums (if any)	NA
4	Plinth	100%
5	Ground/Stilt Floor	100%
6	Slabs of Super Structure	50%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	Internal walls -18%, Internal Plaster -0%, Floorings -0%, 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	Staircases, Lifts Wells and Lobbies - 50%, Overhead and Underground Water Tanks - 0%
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	Common Areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work done (As on date of this Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	10%	
2	Water Supply	Yes	0	

3	Sewerage (Chamber, lines, Septic tank, STP)	Yes	0	
4	Storm Water Drains	Yes	0	
5	Landscaping & Tree Planting	Yes	0	
6	Street Lighting	Yes	0	
7	Community Buildings	Yes	0	
8	Treatment and disposal of sewage and sullage water.	Yes	0	
9	Solid Waste management & Disposal	Yes	0	
10	Water conservation /Rainwater harvesting	No	0	
11	Energy management	Yes	0	
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)	No	0	

Yours Faithfully,



MR. JOY HALDANKAR

For M/S Magus Consulting Pvt. Ltd.

Signature & Name (IN BLOCK LETTERS) of Architect
(License No. CA/1992/14818)

Agreed and accepted by

Signature of Promoter

Name: Mr. Mayur Ratilal Suchak

Date: 18.07.2023