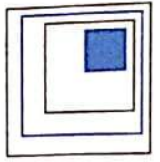


MALWADKAR ARCHITECTS

ARCHITECTS & INTERIOR DESIGNERS

672/673, Lokesh Society - 'B' "Samarth Building" Plot No. 10,
Opp. Canara Bank Bibwewadi Pune - 411 037. ■ Tel. No. : 020 - 24222055 / 24222056
E-mail : rahul.malwadkar@malwadkararchitects.com / malwadkararchitects@gmail.com



ARCHITECT'S CERTIFICATE (Form 1)

DATE: 30th September, 2018

To,
Mr. Rahul Garg,
Partner,
Gagan Landmarks LLP

Subject: Certificate of percentage of completion of construction work of building(s)/Wing(s) A,B and Commercial of the project Gagan ELA (P52100002439) situated on the plot bearing survey no. 23/7/1, 23/7/2, 23/7/3 (P).

Demarcated by boundaries 18° 27' 54.37" N and 73° 54' 30.33" E

S. No. 24 to the north,
The Main Road to the south,
S No. 23 to the east and
S No. 23 to the west

of Pune Division, Mohammedwadi village of Haveli Taluka of Pune district – 411048 admeasuring 9098.33 sq.mts. Area being developed by M/S Gagan Landmarks LLP

Sir,

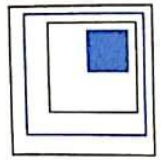
We have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of A,B and Commercial Buildings of the Gagan ELA Project, situated on the plot bearing Survey no – 23/7/1, 23/7/2 and 23/7/3 (P) of Pune Division village Mohammedwadi of Haveli Taluka Pune District Pin-411048 admeasuring 9098.33 sq.mts. Area being developed by Gagan Landmarks LLP

Technical Professional Details-

1. M/S. Malwadkar Architects - LS/Architect
2. Mr. Rajesh Mankani (Design Werkz) – Structural Consultant
3. M/s. Sumeet Fire Engineers – Mechanical Consultant (Fire fighting)
4. M/s. Empower Electrical Consultant – Electrical Consultant
5. M/s. Urjal Consultant Pvt Ltd – Plumbing consultant
6. Mr. Dhananjay Bhosale (PM) – Site Supervisor

Based On Site Inspection, with respect to 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 as registered vide number (P52100002439) under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Building/Wing & Overall Percentage of work done with respect to each Building/Wing is detailed in the Table B.





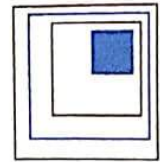
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FORM A:

Activity Details
Project name – Gagan ELA
Building name – 'A' Building

Sr. No.	Tasks/Activity	% of work Completed
1	Excavation	100%
2	No. Of basements and Plinth	Plinth - 100%, Basement 1 - 100%, Basement 2 -100% Lower Ground - 100%
3	Stilt Floor	Stilt -100%
4	No. of Podiums	Podium 1 -100%, Podium 2- In progress
5	No. of slabs of Super Structure	Upto 3 rd Floor Slab- 100%, 4 th floor Slab = In Progress
6	Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of these flats and premises	0%
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	RCC Work of staircase and lift walls upto 3 rd Floor slab level completed.
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wing	0%
10	Installation of lifts, water pumps, fire fighting for things and equipment as CFO NOC, elliptical few things to common areas, electro mechanical equipment, complaints to conditions of environment /CRZ NOC, finishing entrance lobbies, plinth protection, meaning of area of appurtenant to building / wing. Compound wall and all other requirements as may be required to obtain occupation / completion certificate	0%
11	Overall percentage of completion of work for the entire building / wing	17%



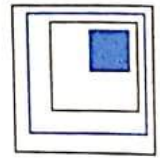


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 mail : rahul.malwadkar@malwadkararchitects.com / malwadkararchitects@gmail.com

Activity Details**Project name – Gagan ELA****Building name – 'B' Building**

Sr. No.	Tasks/Activity	% of work Completed
1	Excavation	100%
2	No. Of basements and Plinth	Plinth - 100%, Basement 1 -100%, Lower Ground Floor – 100%
3	Stilt Floor	Stilt - 100%
4	No. of Podiums	Podium 1 -100%, Podium 2- 100%
5	No. of slabs of Super Structure	Upto 3 rd floor Slab- 100%, 4 th Floor Slab- In progress
6	Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of these flats and premises.	0%
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.	RCC Work of staircase and lift walls upto 2 nd Floor Slab level completed.UGWT-100%
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wing.	0%
10	Installation of lifts, water pumps, fire fighting for things and equipment as CFO NOC, elliptical few things to common areas, electro mechanical equipment, complaints to conditions of environment /CRZ NOC, finishing entrance lobbies, plinth protection, meaning of area of appurtenant to building / wing. Compound wall and all other requirements as may be required to obtain occupation / completion certificate.	0%
11	Overall percentage of completion of work for the entire building / wing.	18%





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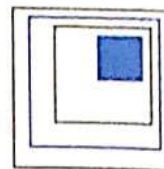
Activity Details

Project name – Gagan ELA

Building name –Commercial Building

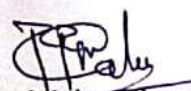
Sr. No.	Tasks/Activity	% of work Completed
1	Excavation	100%
2	No. Of basements and Plinth	Plinth - 100%, Basement -100%
3	No. of Podiums	-
4	No. of Stilt Floor	-
5	No. of slabs of Super Structure	Ground Floor – 100%, First Floor – 100%, 2 nd Floor -100%. 3 rd Floor – In progress
6	Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of these flats and premises	Internal walls, Shops = In progress
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	RCC Work of staircase and lift walls upto 2 nd Floor slab level completed. UGWT – 100%
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wing	0%
10	Installation of lifts, water pumps, fire fighting for things and equipment as CFO NOC, elliptical few things to common areas, electro mechanical equipment, complaints to conditions of environment /CRZ NOC, finishing entrance lobbies, plinth protection, meaning of area of appurtenant to building / wing. Compound wall and all other requirements as may be required to obtain occupation / completion certificate	0%
11	Overall percentage of completion of work for the entire building / wing	19%



**Form 'B'**

Sr. No	Common Areas and Facilities/Amenities	Proposed(Y/N)	Percentage of Completion	Details
1	Internal Roads and Footpaths	Y	0	As per landscape consultant drawings
2	Water Supply	Y	0	As per plumbing consultant drawing
3	Sewage(Chamber, lines, Septic Tanks, STP)	Y	0	As per plumbing consultant drawing
4	Storm Water Drains	Y	0	As per plumbing consultant drawing
5	Landscaping and tree Planning	Y	0	As per Landscape consultant drawing
6	Street Lighting	Y	0	As per Landscape consultant drawing
7	Community Buildings	Y	0	Will be completed on completion of A wing
8	Treatment and Disposal of Sewage and Sludge Water	Y	0	Will be completed on completion of A wing
9	Solid Waste Management and Disposal	Y	0	Will be completed on completion of A wing
10	Water Conservation, rain water harvesting	Y	0	As per plumbing consultant drawings
11	Energy Management	Y	0	Will be completed on completion of A wing
12	Fire Protection and safety Requirements	Y	0	Will be completed on completion of A wing
13	Electrical Meter Room, Sub-Station, receiving stations	Y	0	Will be completed on completion of A wing
14	Aggregate area of recreational Open Space	Y	0	Will be completed on completion of A wing
15	Open Parking	Y	0	Will be completed on completion of A wing

Yours truly,


For Malwadkar Architects
Ar B. N. Malwadkar
Ar Rahul Malwadkar