

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 30/01/2018

To
M/s. KCD & Synergy Ventures
CA to Owner M/s. Laxmi Shopping Centre C.H.S. Ltd.
502,503, Ruby Crescent Business Boulevard,
Ashok Chakrawati Road, Kandivali (E), Mumbai -101

Subject: Certificate of Percentage of Completion of Construction Work of – No. of Building(s)/ A & B Wing(s) of the - Phase I of the Project [MahaRERA Registration Number P51800009045] situated on the Plot bearing CTS No. 297 demarcated by its boundaries 18.30 mts. wide Datta Pada Road to the North C.T.S. No. 198 A/1 & 99 of Village Magathane to the South C.T.S. No. 100 of Village Magathane to the East C.T.S. No. 295 of Village Kanheri to the West of village Kanheri taluka Borivali District Mumbai Suburban PIN 400 066 admeasuring 1850.40 sq.mts. area being developed by M/s. KCD & Synergy Ventures.

Sir,

I Shri Sunil S. Jain have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the - Building(s)/ A & B Wing(s) of the - Phase I of the Project, situated on the plot bearing CTS No. 297 village Kanheri taluka Borivali District Mumbai Suburban PIN 400066 admeasuring 1850.40 sq.mts. area being developed by M/s. KCD & Synergy Ventures

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s S. arc as Architect
- (ii) Shri R.D. Magdum as Structural Consultant
- (iii) Shri Bhavesh Parmar as 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 **P51800009045 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 comprising of Wing 'A' – Ground + 1st to 18th + Part 19th (phase- I) upper floors & Wing 'B' – Part Ground + Part Stilt + 1st to 6th upper floors as per approved concessions.

Sr. No.	Task/Activity	Percentage of work done Wing 'A'	Percentage of work done Wing 'B'
1	Excavation	100%	100%
2	— number of Basement(s) and Plinth	100%	100%
3	3 number of Podiums	100%	100%
4	Stilt Floor	100%	100%
5	19 number of Slabs of Super Structure of wing A & 7 number of Slabs of Super Structure of Wing B	12 slabs completed i.e. 63.15%	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Internal wall of Wing "A" 1 st to 2 nd only i.e. 10.50%	Internal Wall of B – 1 st to 6 th floor completed i.e. 95%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NIL	NIL
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	50%	95%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	NIL	NIL
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	NIL	NIL

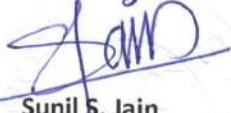


Architects
SANJAY S. NEVE
SUNIL S. JAIN

TABLE B

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 & Foot paths	No	NA	--
2	Water Supply	Yes	NIL	Supply by MCGM
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	NIL	--
4	Storm Water Drains	Yes	NIL	--
5	Landscaping & Tree Planting	Yes	NIL	
6	Street Lighting	No	NIL	--
7	Community Buildings	No	NA	--
8	Treatment and disposal of sewage and sullage water	No	NA	Small bldg. project
9	Solid Waste management & Disposal	No	NA	Small bldg. project
10	Water conservation, Rain water harvesting	Yes	NIL	--
11	Energy management	No	NA	Small bldg. project
12	Fire protection and fire safety requirements	Yes	NIL	--
13	Electrical meter room, sub-station, receiving station	Yes	NIL	--
14	Others (Option to Add more)	--	--	--


Sunil S. Jain
S. arc
Partner
CA/97/22145

X:\DOCUMENTS\Yogesh Kadam\Laxmi Shopping Centre\Proposal\Maha RERA Certificate.docx