

ARCHITECT'S CERTIFICATE

(Dec - 2023)

Date: 05/01/2024

To

M/s. Lak & Hanware Realty LLP
A/G-2, Pioneer Heritage Residency-1,
Daulat Nagar, Santacruz (West),
Mumbai - 400054

Subject: Certificate of Percentage of Completion of Construction Work of "THE RESIDENCY" having MahaRERA registration number P51800004331 situated on the Plot bearing CTS No. 520, 520/1 to 8 Village Ambivali, Taluka Andheri, being developed M/s. Lak & Hanware Realty LLP.

Sir,

We **M/s. M. V. & Associates** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of "THE RESIDENCY" having MahaRERA registration number P51800004331 situated on the Plot bearing CTS No. 520, 520/1 to 520/8 Village Ambivali, Taluka Andheri, being developed M/s. Lak & Hanware Realty LLP.

Based on Site Inspection, with respect to layout/each of the Building/Wing of the aforesaid Real Estate Project, We 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 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.

Building Wing - A (Sale component from 15th Floors to 18th Floors)

Table A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	Raft and foundation and basement 16000 Sq.fts built up area	100 %
3	Lower Basement	100 %

4	Upper Basement	100 %
5	Plinth	100 %
6	Stilt floor	N.A.
7	Slabs of Super Structure(15 th -17 th Slab)	80%
8	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat/Premises	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	25%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0.00%
11	Installation of Lifts, water pumps, Fire Fighting fittings, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0.00%

Building Wing - B

Table A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Raft and foundation and basement 16000 Sq.fts built up area	100 %
3	Lower Basement	100 %
4	Upper Basement	100%
5	Plinth	100 %
6	Stilt floor	N.A.
7	Slabs of Super Structure	100%
8	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat/Premises	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100%
10	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, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	100%
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Building Wing - C

Table A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Raft and foundation and basement 16000 Sq.fts built up area	100 %
3	Lower Basement	100 %
4	Upper Basement	100%
5	Plinth	100 %
6	Stilt floor	N.A.
7	Slabs of Super Structure	100%
8	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat/Premises	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100%
10	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, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	100%

TABLE-B

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

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths	No	N.A.	N.A
2.	Water Supply	Yes	100 %	N.A
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	100 %	N.A
4.	Storm Water Drains	Yes	100%	N.A
5.	Landscaping & Tree Planting	No	N.A	N.A
6.	Street Lighting	No	N.A	N.A
7.	Community Buildings	No	N.A	N.A
8.	Treatment and disposal of sewage and sullage water	No	N.A	N.A
9.	Solid Waste management & Disposal	No	N.A	N.A
10.	Water conservation/Rain water harvesting	No	N.A	N.A
11.	Energy management	No	N.A	N.A
12.	Fire protection and fire safety requirements	No	N.A	N.A
13.	Electrical meter room, sub-station, receiving station	Yes	100%	N.A
14.	Gymnasium	Yes	0 %	N.A
15.	Terrace Garden	Yes	0 %	N.A

Yours Faithfully

M/S. M.V. & ASSOCIATES

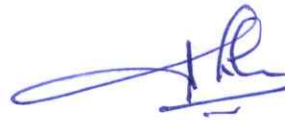


(KHAN MOHAMMED YAKUB NIZAMUDDIN)

Architect

(License No. CA.2012/57145)

Agreed and accepted by



M/s. Lak & Hanware Realty LLP

Promoter

Date: 8-1-24