

ARCHITECT'S CERTIFICATE

Date: 17 /01 /2019.

To

**Mr. Kanji Murji Mange,
M/s. Laxmi Buildcon builders & developers
205, Shree Sarika Co.Op. Hsg. Society,
Panchpakhadi, Thane w.- 400 602.**

Subject:- Certificate of Percentage of Completion of Construction Work of ONE No. Building of [for Maha RERA Registration Number Applied for _____] situated on the Plot bearing **Survey No. 5, Hissa No. 11 at Mauje- Davale, Thane** demarcated by its boundaries (latitude and longitude of the end points) **NORTH: S.R. No.6/1, EAST: S.R. No. 5/9, WEST: S.R. No. 6/1, SOUTH: S.R. No. 5/7.** of village:- Mauje- Davale, Taluka:- Thane, District:- Thane, PIN:- 400 612 admeasuring **2350.00 sq.mts.** area being developed by **M/s. Laxmi Buildcon builders & developers.**

Ref.:- Vikas Prastav No. **S11/0192/18.**

Dear Sir,

I Ar.Ulhas G. Pradhan have undertaken assignment as an Architect of certifying Percentage of Completion of Construction Work of Building Named as "NEPTUNE" of Project Named as 'Laxmi Galaxy', situated on the plot bearing **Survey No. 5, Hissa No. 11, at Mauje- Davale, Thane, Taluka: Thane, District : Thane, Pin No. 400 612** admeasuring **2350.00 sq.mts.** area being developed by **M/s. Laxmi Buildcon builders & developers.**

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

- (i) **Shri. Ulhas G. Pradhan** of Thane as Architect.
- (ii) **M/s. Techline Consultant** of Thane as Structural Consultant.

Based on Site Inspection, with respect to Building of the afore said Real Estate Project, I certify that as on 30th June 2017, the Percentage of Work done for the building of the Real Estate Project as registered vide number _____ under Maha RERA is as per table A here in below. The percentage of the work executed with respect to each of the activity of the phase (One) is detailed in Table B.

Table A
Building One

S. no.	Tasks /Activity	Activity Percentage of work done
1	Excavation	Nil
2	One number of Plinth	Nil
3	number of Podiums	Nil
4	Stilt Floor	Nil
5	15 number of Slabs of Super Structure	Nil
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Nil
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Nil
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing,	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

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 &Footpaths	Nil	Nil	
2	Water Supply	Nil	Nil	U.G. Tank and TMC Supply
3	Sewerage (Chamber, lines, Septic Tank ,STP)	Nil	Nil	Sewage Lines and Chambers
4	Storm Water Drains	Nil	Nil	As per Municipal Norms
5	Landscaping &Tree Planting	Nil	Nil	As per Municipal norms
6	Street Lighting	Nil	Nil	
7	Community Buildings	Nil	Nil	
8	Treatment and disposal of sewage and sullage water	Nil	Nil	
9	Solid Waste management & Disposal	Nil	Nil	
10	Water conservation, Rain water harvesting	Nil	Nil	As per Municipal Norms Rain water Harvesting
11	Energy management	Nil	Nil	Solar water heater on terrace
12	Fire protection and fire safety Requirements	Nil	Nil	Wet riser and Hose Reel box
13	Electrical meter room, sub-station, receiving station	Nil	Nil	Electrical Meter Room in Building
14	Others (Option to Add more)			

Yours Faithfully,



Mr. Ulhas G. Pradhan
(ARCHITECT)

Licence No. CA/83/7692

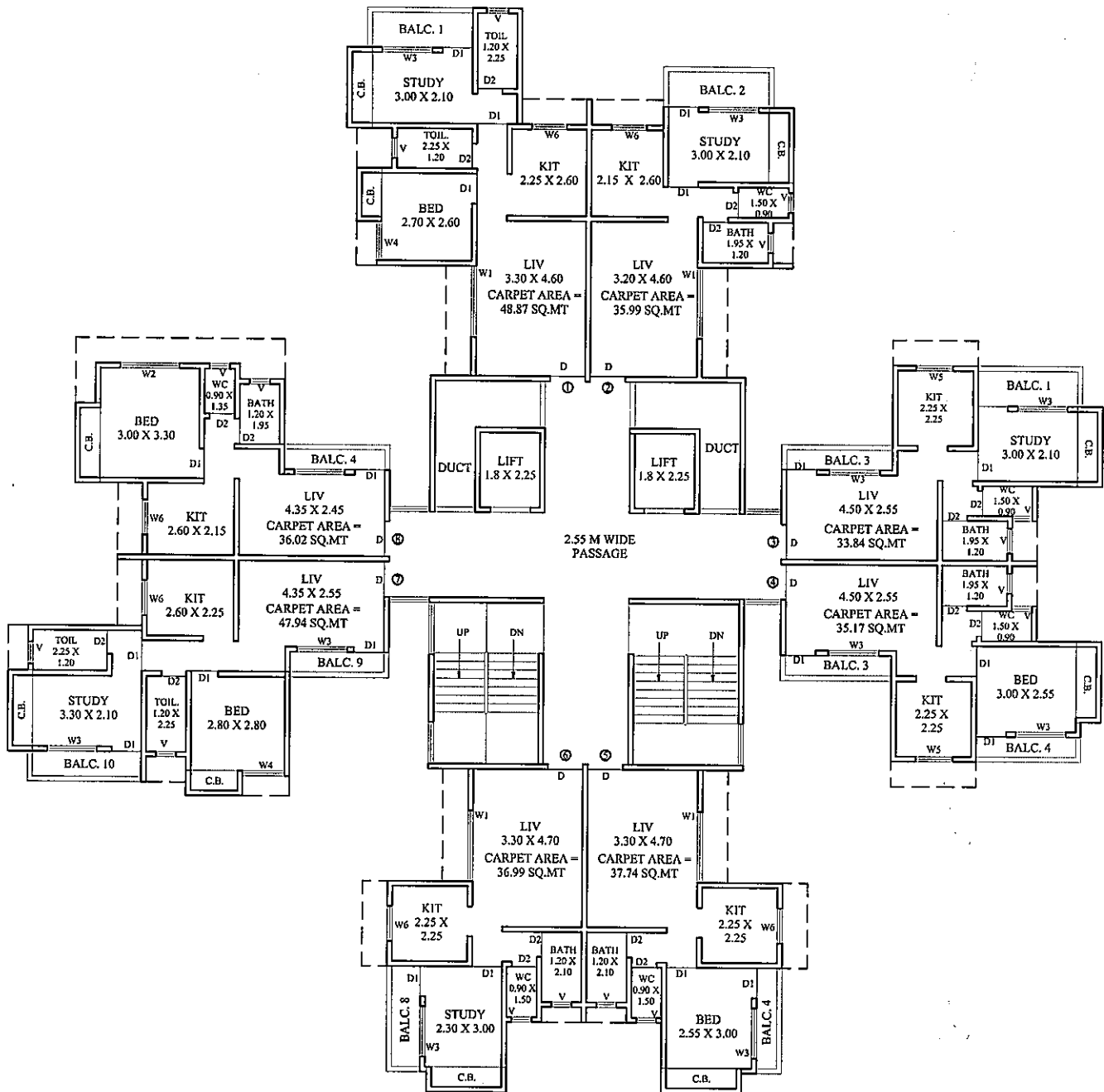
**PROPOSED DEVELOPEMENT ON PLOT BEARING S.NO 5, H. NO. 11 AT
MAUJE DAVALE, THANE .**

ULHAS G. PRADHAN

ARCHITECT AND INTERIOR DESIGNER
CHARAI, THANE (W) 400601

**SALE PLAN
AS PER RERA**

**DATE
28-01-19**



FLAT NUMBER	1	2	3	4	5	6	7	8
FLAT SIZE	1 1/2 BHK - A	1 BHK - A	1 BHK - B	1 BHK - C	1 BHK - D	1 BHK - E	1 1/2 BHK - B	1 BHK - F
RERA CARPET AREA	48.87	35.99	33.84	35.17	37.74	36.99	47.94	36.02
ENCLOSED BALCONY AREA	3.78	3.96	6.25	4.83	2.36	3.15	5.31	2.36
TERRACE AREA	----	----	----	----	----	----	----	----

FIRST FLOOR PLAN

SCALE - 1:100

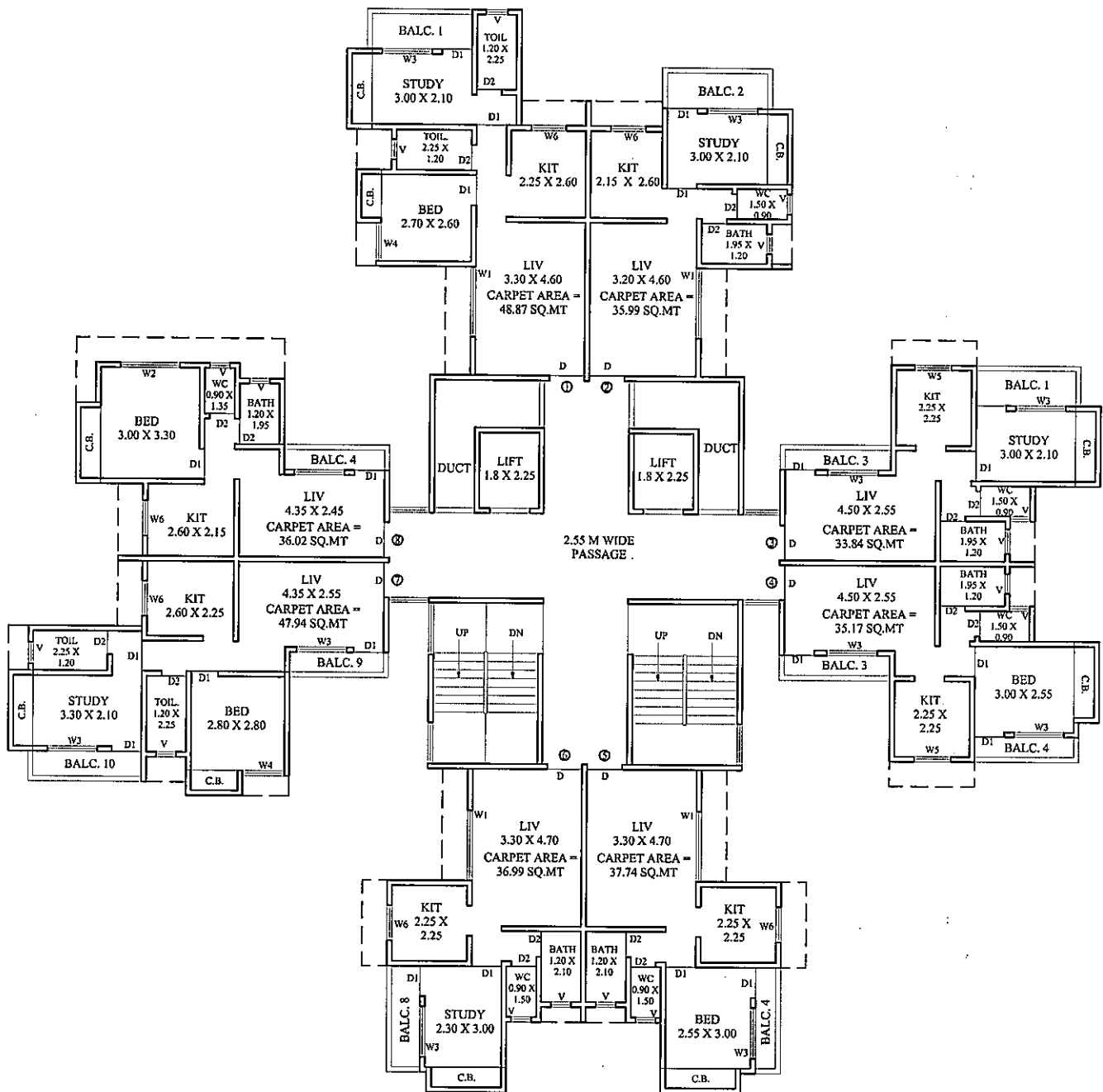


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**SALE PLAN
AS PER RERA**

**DATE
28-01-19**



FLAT NUMBER	1	2	3	4	5	6	7	8
FLAT SIZE	1 1/2 BHK - A	1 BHK - A	1 BHK - B	1 BHK - C	1 BHK - D	1 BHK - E	1 1/2 BHK - B	1 BHK - F
RERA CARPET AREA	48.87	35.99	33.84	35.17	37.74	36.99	47.94	36.02
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TERRACE AREA	----	----	----	----	----	----	----	----

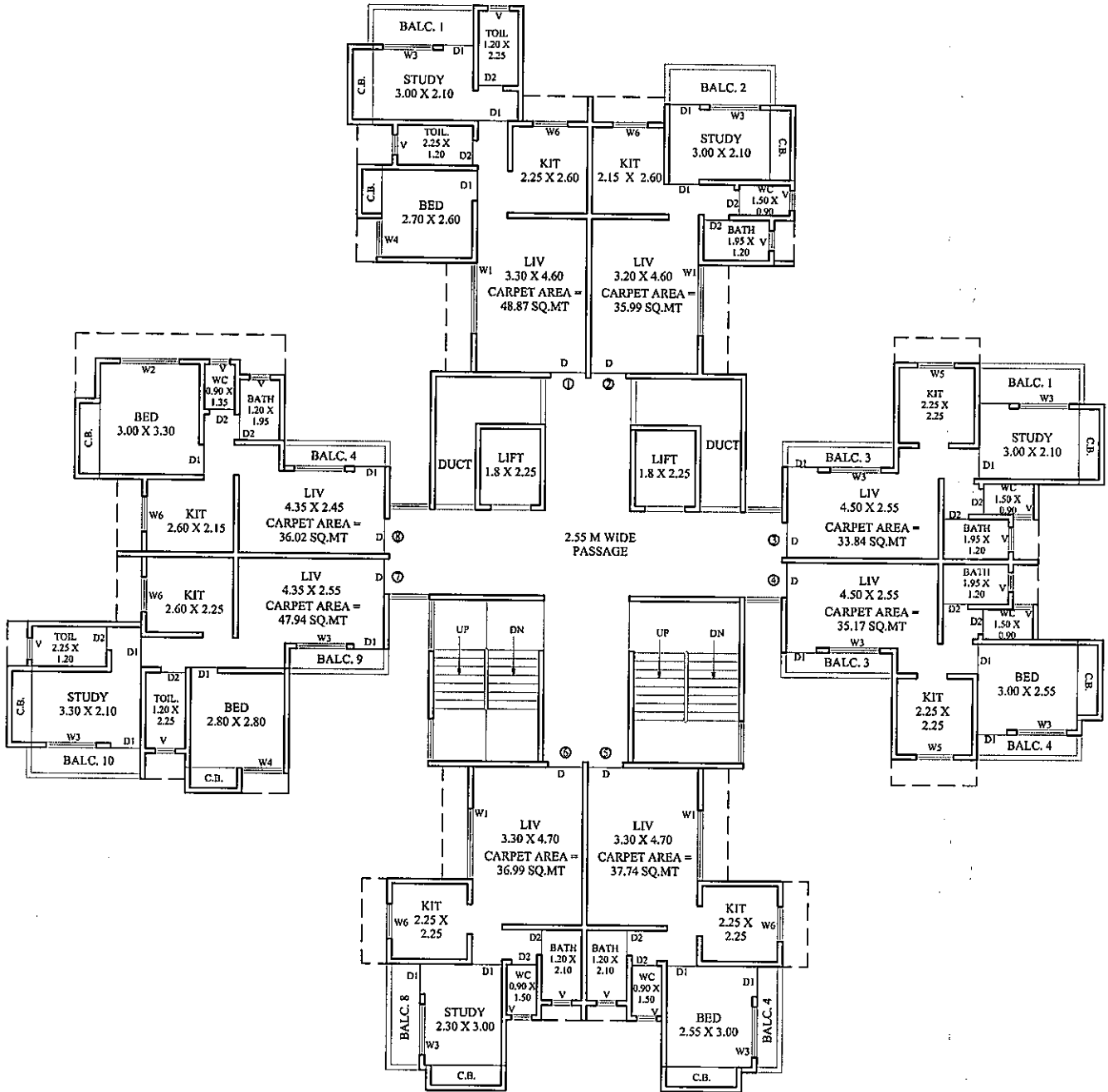
SECOND FLOOR PLAN 
SCALE - 1: 100

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**SALE PLAN
AS PER RERA**

**DATE
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FLAT NUMBER	1	2	3	4	5	6	7	8
FLAT SIZE	1½ BHK - A	1 BHK - A	1 BHK - B	1 BHK - C	1 BHK - D	1 BHK - E	1½ BHK - B	1 BHK - F
RERA CARPET AREA	48.87	35.99	33.84	35.17	37.74	36.99	47.94	36.02
ENCLOSED BALCONY AREA	3.78	3.96	6.25	4.83	2.36	3.15	5.31	2.36
TERRACE AREA	----	----	----	----	----	----	----	----

THIRD FLOOR PLAN
SCALE - 1: 100

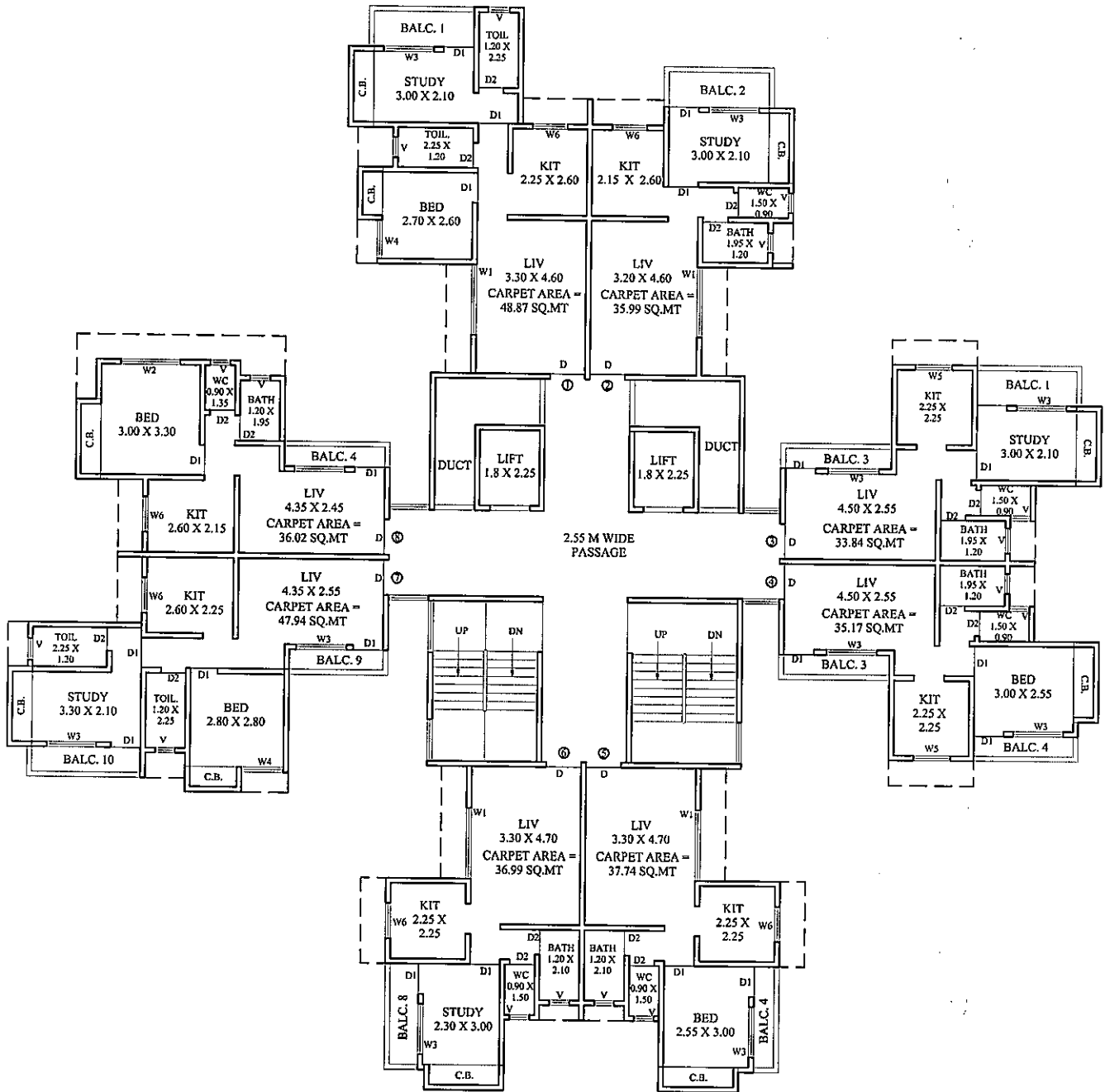


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**SALE PLAN
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DATE
28 -01 -19



FLAT NUMBER	1	2	3	4	5	6	7	8
FLAT SIZE	1 1/4 BHK - A	1 BHK - A	1 BHK - B	1 BHK - C	1 BHK - D	1 BHK - E	1 1/4 BHK - B	1 BHK - F
RERA CARPET AREA	48.87	35.99	33.84	35.17	37.74	36.99	47.94	36.02
ENCLOSED BALCONY AREA	3.78	3.96	6.25	4.83	2.36	3.15	5.31	2.36
TERRACE AREA	----	----	----	----	----	----	----	----

FOURTH FLOOR PLAN
SCALE - 1: 100

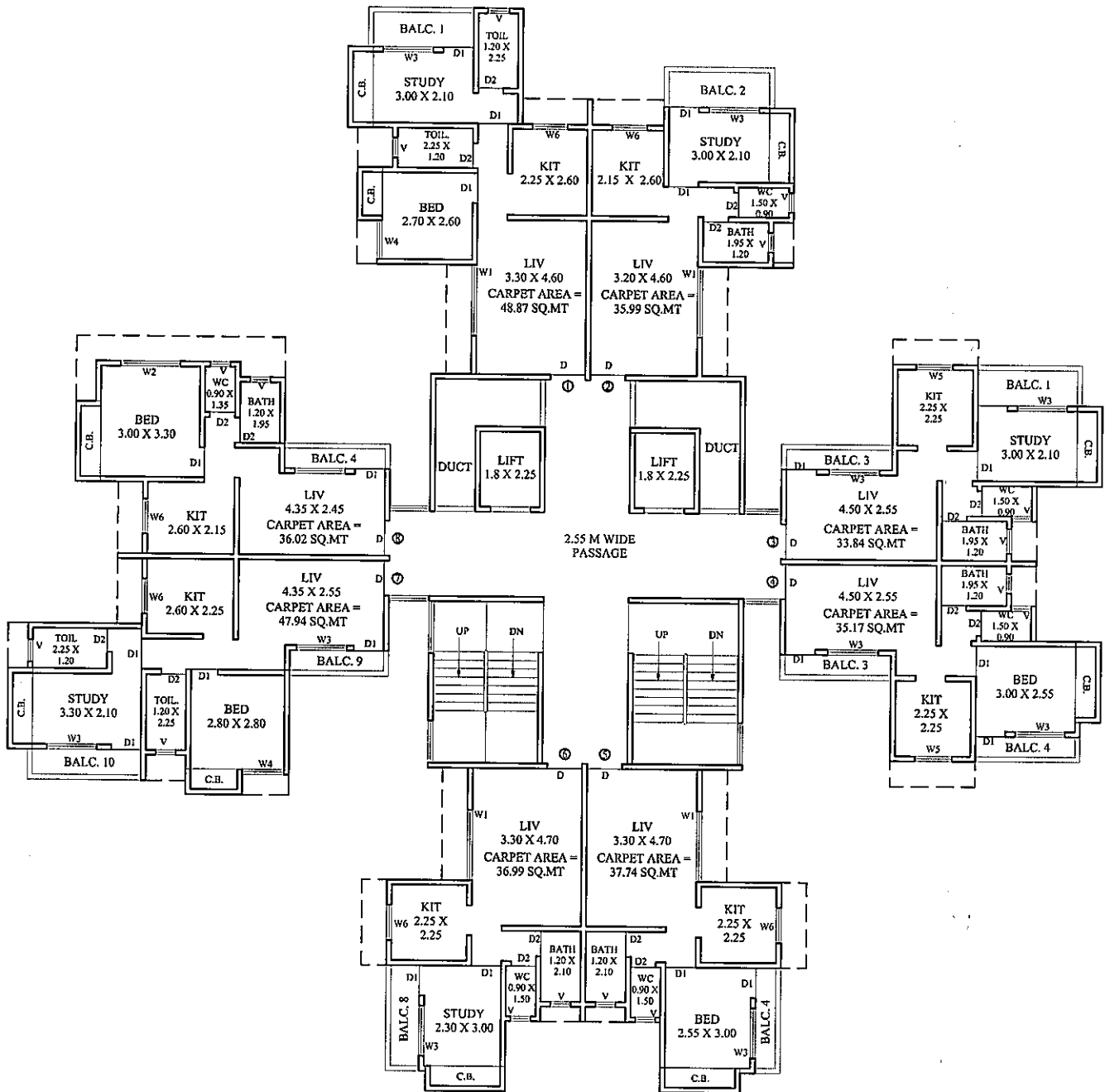


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FLAT NUMBER	1	2	3	4	5	6	7	8
FLAT SIZE	1 1/2 BHK - A	1 BHK - A	1 BHK - B	1 BHK - C	1 BHK - D	1 BHK - E	1 1/2 BHK - B	1 BHK - F
RERA CARPET AREA	48.87	35.99	33.84	35.17	37.74	36.99	47.94	36.02
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TERRACE AREA	---	---	---	---	---	---	---	---

FIFTH FLOOR PLAN
SCALE - 1:100

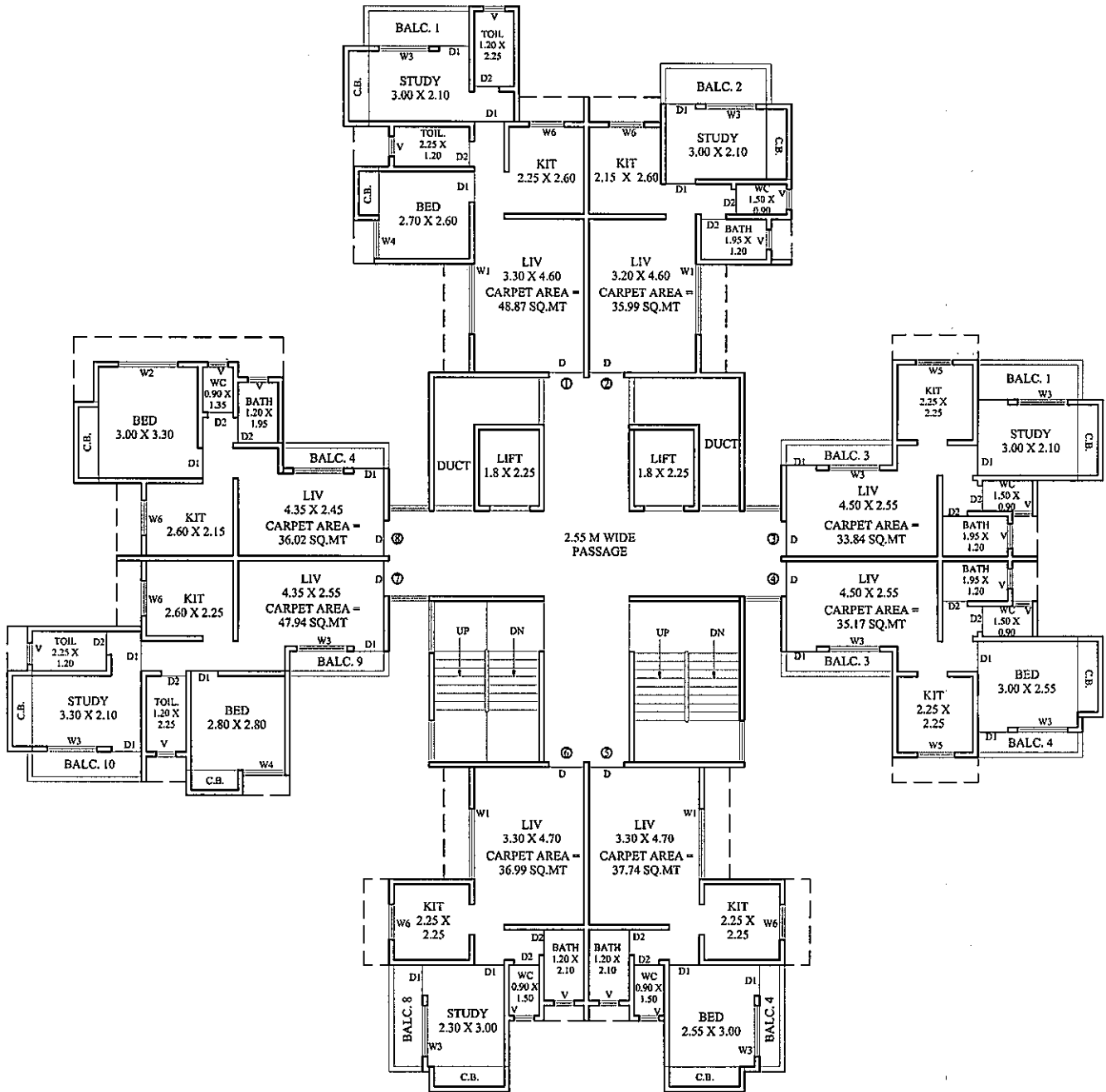


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**SALE PLAN
AS PER RERA**

**DATE
28-01-19**



FLAT NUMBER	1	2	3	4	5	6	7	8
FLAT SIZE	1 1/2 BHK - A	1 BHK - A	1 BHK - B	1 BHK - C	1 BHK - D	1 BHK - E	1 1/2 BHK - B	1 BHK - F
RERA CARPET AREA	48.87	35.99	33.84	35.17	37.74	36.99	47.94	36.02
ENCLOSED BALCONY AREA	3.78	3.96	6.25	4.83	2.36	3.15	5.31	2.36
TERRACE AREA	----	----	----	----	----	----	----	----

SIXTH FLOOR PLAN
SCALE - 1:100

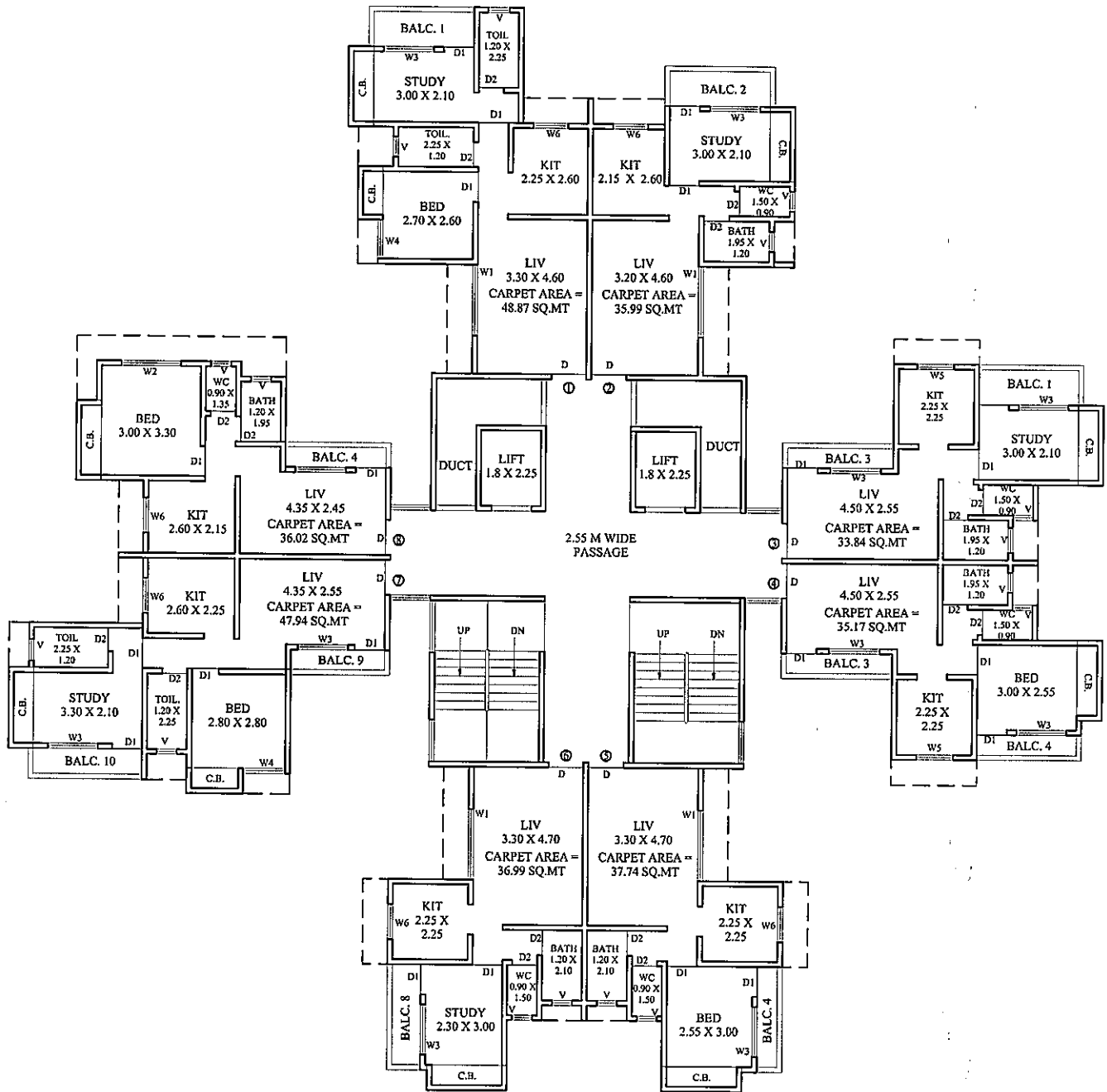


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FLAT NUMBER	1	2	3	4	5	6	7	8
FLAT SIZE	1½ BHK - A	1 BHK - A	1 BHK - B	1 BHK - C	1 BHK - D	1 BHK - E	1½ BHK - B	1 BHK - F
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TERRACE AREA	----	----	----	----	----	----	----	----

SEVENTH FLOOR PLAN
SCALE - 1: 100

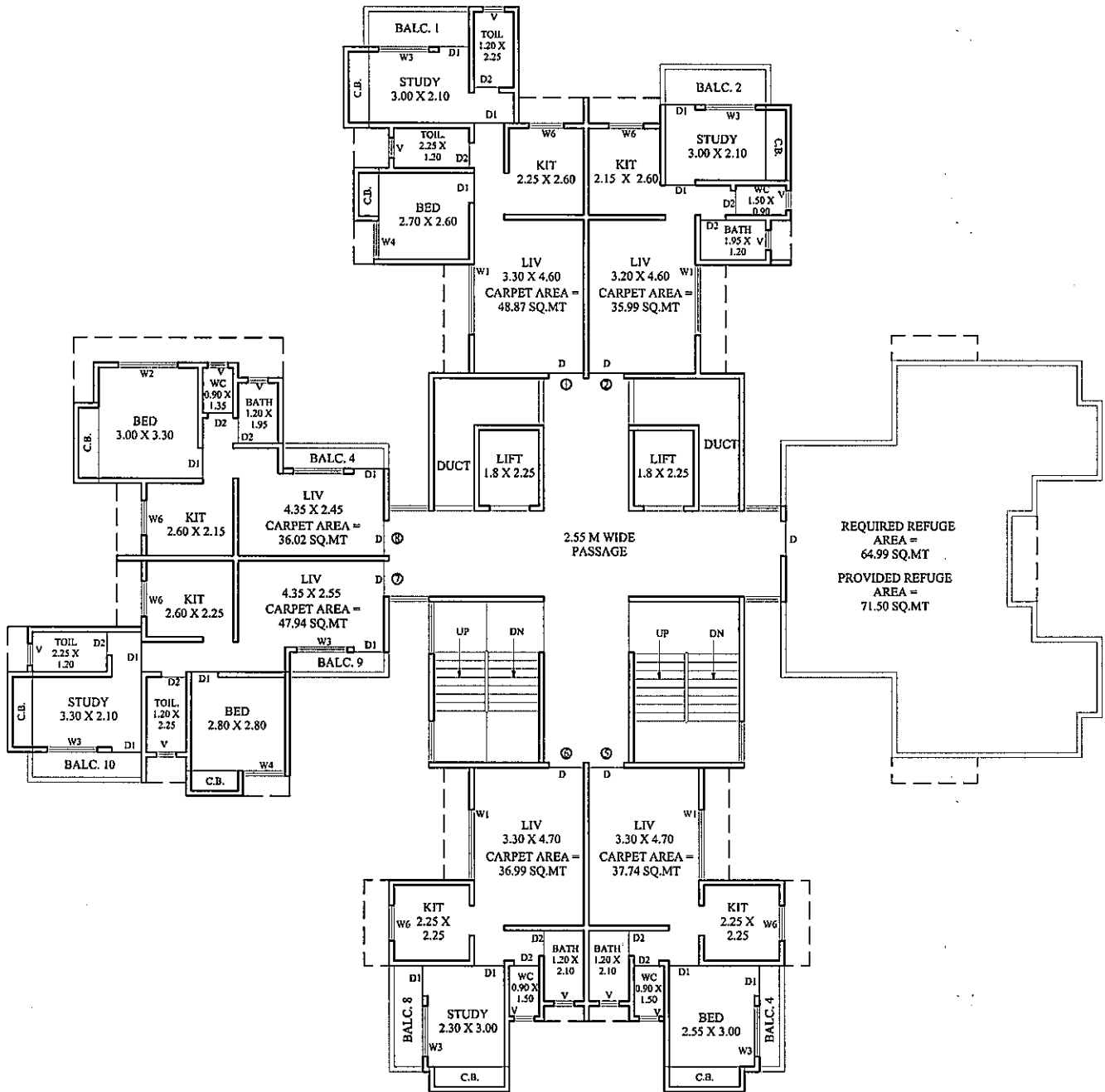


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SALE PLAN
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FLAT NUMBER	1	2	5	6	7	8
FLAT SIZE	1 1/2 BHK - A	1 BHK - A	1 BHK - D	1 BHK - E	1 1/2 BHK - B	1 BHK - F
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TERRACE AREA	----	----	----	----	----	----

EIGHTH FLOOR PLAN (REFUGE FLOOR)

SCALE - 1:100

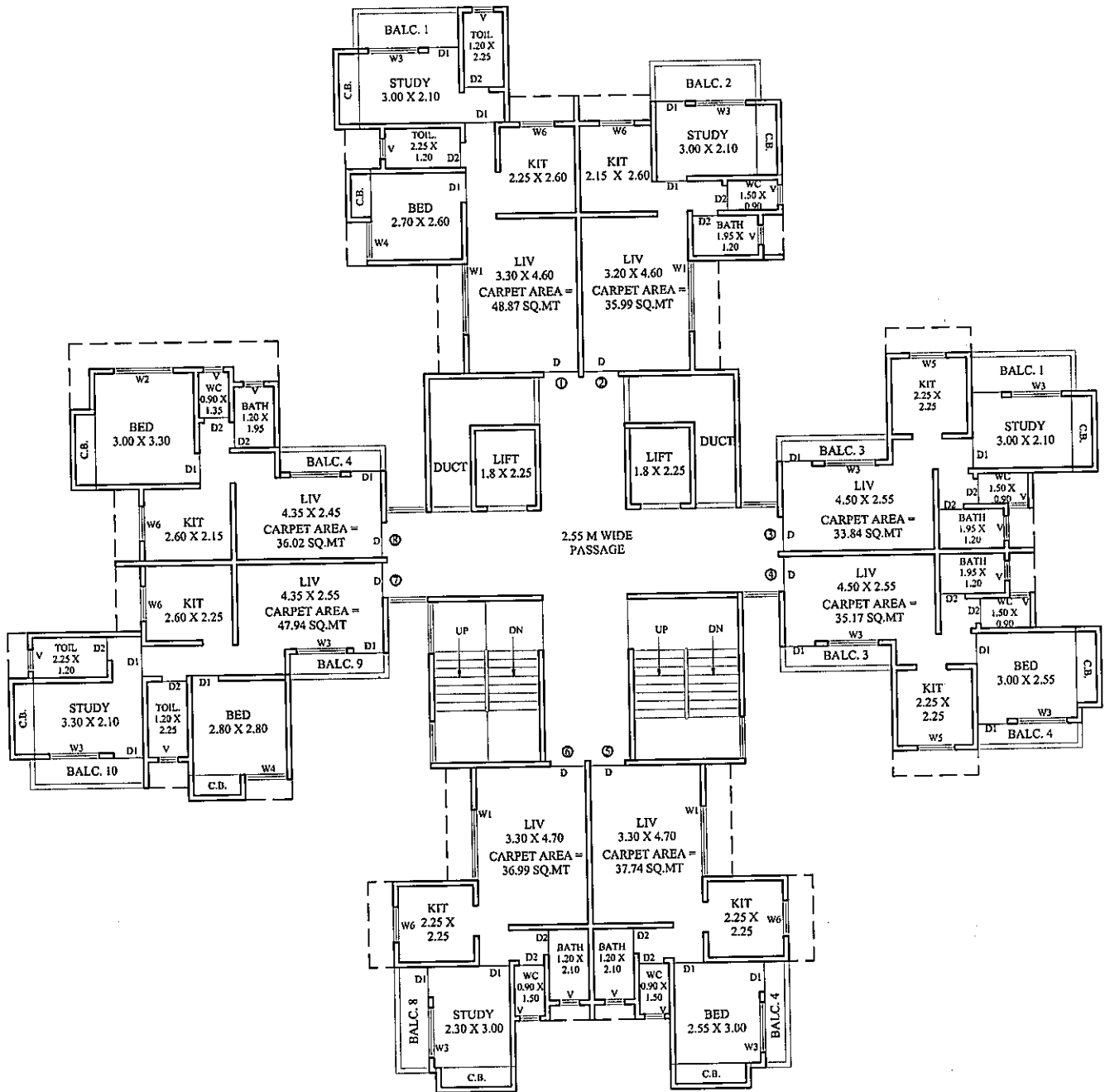


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TERRACE AREA	----	----	----	----	----	----	----	----

NINTH FLOOR PLAN
SCALE - 1: 100

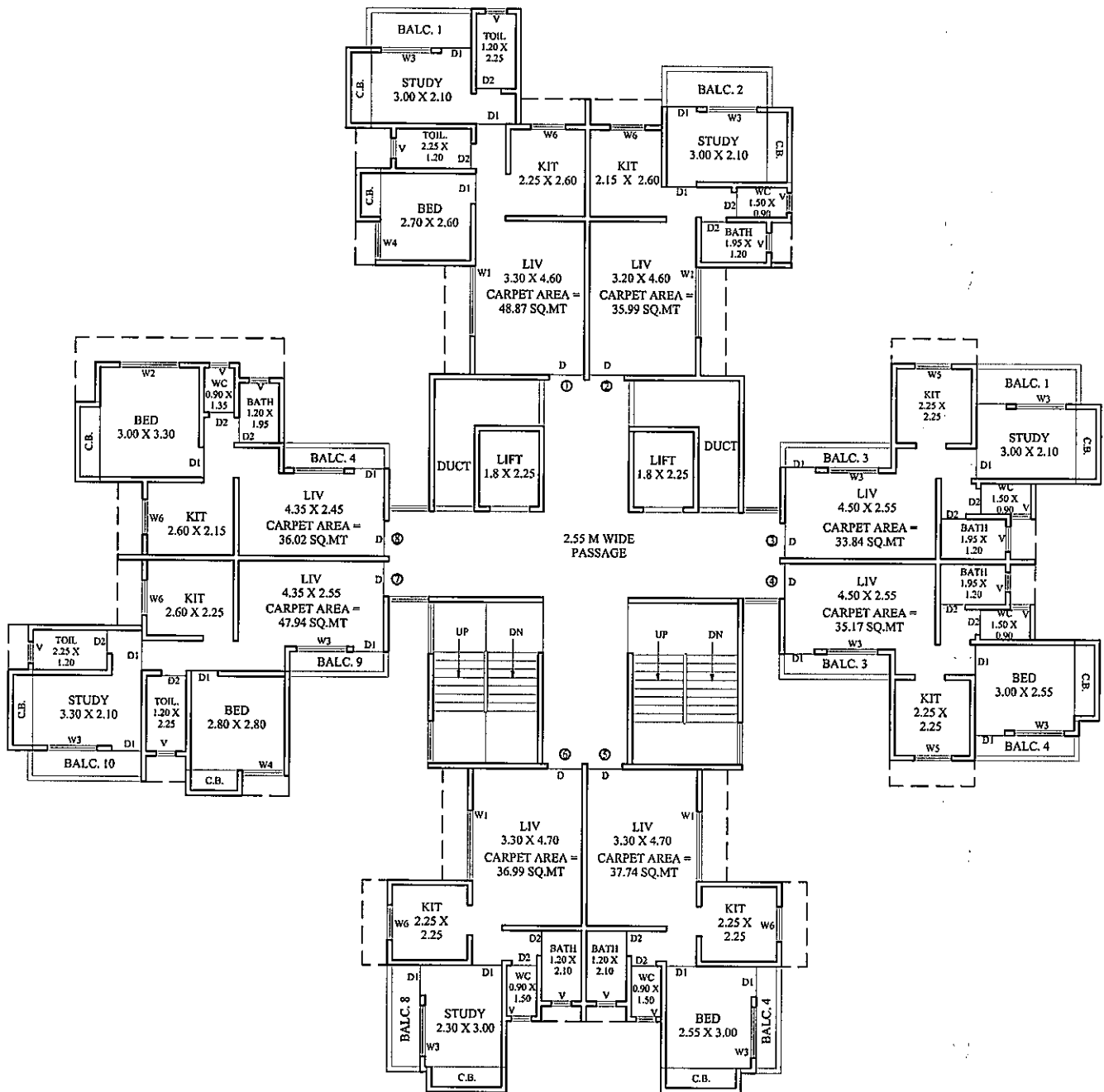


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FLAT SIZE	1 1/2 BHK - A	1 BHK - A	1 BHK - B	1 BHK - C	1 BHK - D	1 BHK - E	1 1/2 BHK - B	1 BHK - F
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TERRACE AREA	----	----	----	----	----	----	----	----

TENTH FLOOR PLAN
SCALE - 1:100

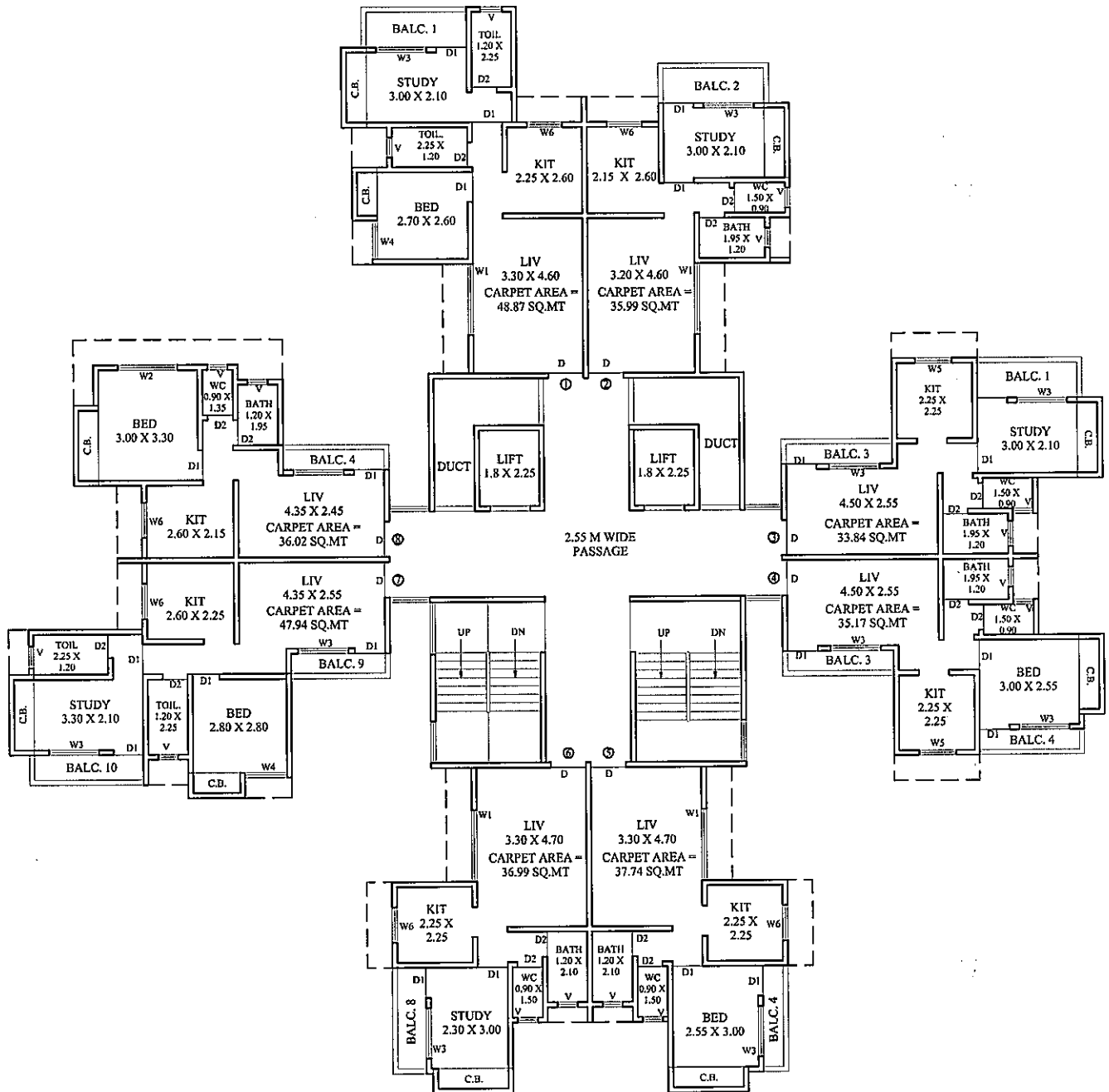


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FLAT NUMBER	1	2	3	4	5	6	7	8
FLAT SIZE	1 1/2 BHK - A	1 BHK - A	1 BHK - B	1 BHK - C	1 BHK - D	1 BHK - E	1 1/2 BHK - B	1 BHK - F
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TERRACE AREA	----	----	----	----	----	----	----	----

ELEVENTH FLOOR PLAN
SCALE - 1: 100

