

HIRAKSHAH ASSOCIATES

PLANNING | LIASONING | ENVIRONMENTAL ARCHITECTS

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 : 17-08-2020

To,

M/s LMS Realty

Flat No. 1, Yash Residency, P. No. 116, S. No. 232 / 1+2, Sakore Nagar, Lohegaon, Pune - 411 014

Subject :

Certificate of Percentage of Completion of Construction Work of 1 (One) No. of Building(s)/ 'A' & 'B' Wing(s) of the First Phase of the Project [MahaRERA Registration Number _____] situated on the Plot bearing C. N. No. / CTS No. / Survey No. / Final Plot No. S. No. 208 / 1 A demarcated by its boundaries (latitude and longitude of the end points) Latitude 18° 33' 46" N & Longitude 73° 54' 47" E to the North Latitude 18° 33' 49" N & Longitude 73° 54' 47" E to the South Latitude 18° 33' 50" N & Longitude 73° 54' 48" E to the East Latitude 18° 33' 46" N & Longitude 73° 54' 48" E to the West of Division _____ village Lohegaon taluka Haveli District Pune PIN 411014 admeasuring 8100.00 sq.mts. area being developed by M/s LMS Realty

Sir,

I/ We Ar. Hirak Shah have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 1 (One) No. of Building(s)/ 'A' & 'B' Wing(s) of the First Phase of the Project, situated on the plot bearing C. N. No. / CTS No. / Survey No. / Final Plot No. S. No. 208 / 1 A of Division _____ village Lohegaon taluka Haveli District Pune PIN 411014 admeasuring 8100.00 sq.mts. area being developed by M/s LMS Realty

I. Following technical professionals are appointed by Owner / Promoter:

- i. M/s / Shri / Smt. Skyline Architects as Principal Design Architect
- ii. M/s / Shri / Smt. Hirak Shah Associates Liasoning Architect
- iii. M/s / Shri / Smt. G. A. Bhilare Consultants Pvt. Ltd. as Structural Consultant
- iv. M/s / Shri / Smt. _____ as MEP Consultant
- v. M/s / Shri / Smt. Gajanan Birajdar 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 _____ 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.

Hirak Shah
17.08.2020

HIRAKSHAH ASSOCIATES

PLANNING | LIAISONING | ENVIRONMENTAL ARCHITECTS
TABLE – A FOR BUILDING 'A'

Building / Wing Number (to be prepared separately for each Building /Wing of the Project)

Sr No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1	Excavation	100 %
2	2 number of Basement(s) and 1 number of Plinth	100 %
3	3 number of Podiums	100 %
4	Stilt / Ground Floor	100 %
5	11 number of Slabs of Super Structure	100 %
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors, and Windows to each of the Flat/Premises	100 %
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %
8	Staircases, Lifts wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100 %
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100 %
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	100 %

TABLE – A FOR BUILDING 'B'

Building / Wing Number (to be prepared separately for each Building /Wing of the Project)

Sr No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1	Excavation	100 %
2	1 number of Basement(s) and 1 number of Plinth	100 %
3	1 number of Podiums	100 %
4	Stilt Floor	100 %
5	13 number of Slabs of Super Structure	100 %
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors, and Windows to each of the Flat/Premises	20 %
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	30 %
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	20 %
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	0 %

Handwritten signature
14.08.2020

HIRAKSHAH ASSOCIATES

PLANNING | LIASONING | ENVIRONMENTAL ARCHITECTS

TABLE-B FOR BUILDING 'A' & 'B'

Internal and External Development Works in respect of the entire Registered Phase.

S.No. (1)	Common areas and Facilities Amenities (2)	Proposed (Yes/No) (3)	Percentage of Work done (4)	Details (5)
1	Internal Roads & Footpaths	Y	50 %	As per consultant's design
2	Water Supply	Y	50 %	As per Water NOC
3	Sewerage (chamber, lines, Septic Tank, STP)	Y	50 %	As per Drainage NOC
4	Storm Water Drains	N	50	As per Drainage NOC
5	Landscaping& Tree Planting	Y	50 %	As per Garden NOC
6	Street Lighting	Y	50 %	As per consultant's design
7	Community Buildings	Y	0 %	-
8	Treatment and disposal of sewage and sullage water	Y	50 %	As per MPCB Norms
9	Solid Waste management & Disposal	Y	50 %	As per MPCB Norms
10	Water conservation, Rain water harvesting	Y	50 %	As per MPCB Norms
11	Energy management	N	-	-
12	Fire protection and fire safety requirements	Y	50 %	As per Fire NOC
13	Electrical meter room, sub-station, receiving station	Y	50 %	As per MSEDCL norms
14	Others (Option to Add more)			

Yours Faithfully,



ARCHITECT HIRAK SHAH
(License No. CA / 2004 / 32903)