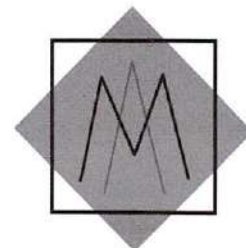


MALWADKAR ARCHITECTS PVT LTD

ARCHITECTS & INTERIOR DESIGNERS

672/673, Lokesh Society, "B" "Samarth Building" Plot No. 10, Opp. Canara Bank, Bibwewadi, Pune - Pune - 411 037. **Cont. No.** 020 - 35002052 / 53
E-mail : rahul@malwadkararchitects.com / minal.malwadkar@malwadkararchitects.com



Annexure A 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: 30th September 2023

To,
The Gagan Galaxy Reality LLP.
301, Marvel Alaina, 3rd floor, Lane no 5, Koregaon Park.

Subject: Certificate of Percentage of Completion of Construction Work of **Gagan Myra** having MahaRERA Registration Number **(P52100050157)** (Only Applicable after project Registration) being developed by Gagan Galaxy Reality LLP through designated partner Mr. Rahul Garg.

Sir,
I/We Rahul Malwadkar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Gagan Myra** having MahaRERA Registration Number **(P52100050157)** (Only Applicable after project Registration) being developed by Gagan Galaxy Reality LLP through designated partner Mr. Rahul Garg.

Based on Site Inspection. with respect to Layout / 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 under Maha RERA 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

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

| Sr. No. | Tasks/Activity | % of Actual Work done (As on date of this Certificate) |
|---------|--|--|
| 1 | Excavation | 10% |
| 2 | No. Of basements and Plinth | 0% |
| 3 | No. of Podiums | 0% |
| 4 | Plinth | 0% |
| 5 | Stilt Floor | 0% |
| 6 | No. of slabs of Super Structure | 0% |
| 7 | Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of these flats and premises | 0% |
| 8 | Sanitary fittings within the flat/premises | 0% |
| 9 | Staircases, lifts, wells and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks | 0% |
| 10 | The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wing | 0% |



| | | |
|----|--|----|
| 11 | Installation of lifts, water pumps, firefighting and equipment as CFO NOC, Electrical fittings, mechanical equipment, complaints to conditions of environment/CRZ NOC, finishing entrance lobbies, plinth protection, paving of areas appurtenant to Building / wing, Compound wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities | 0% |
|----|--|----|

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

| Sr. No. | Tasks/Activity | % of Actual Work done (As on date of this Certificate) |
|---------|--|--|
| 1 | Excavation | 100% |
| 2 | No. Of basements and Plinth | Footing - 100%, Plinth - Is in Progress (20%) |
| 3 | No. of Podiums | 0% |
| 4 | Plinth | 0% |
| 5 | Stilt Floor | 0% |
| 6 | No. of slabs of Super Structure | 0% |
| 7 | Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of these flats and premises | 0% |
| 8 | Sanitary fittings within the flat/premises | 0% |
| 9 | Staircases, lifts, wells and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks | 0% |
| 10 | The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wing | 0% |
| 11 | Installation of lifts, water pumps, firefighting and equipment as CFO NOC, Electrical fittings, mechanical equipment, complaints to conditions of environment/CRZ NOC, finishing entrance lobbies, plinth protection, paving of areas appurtenant to Building / wing, Compound wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities | 0% |

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

| Sr. No. | Tasks/Activity | % of Actual Work done (As on date of this Certificate) |
|---------|---------------------------------|--|
| 1 | Excavation | (100%) |
| 2 | No. Of basements and Plinth | Footing - 100%, Plinth - 100% Basement 1 slab- 100% (100%) |
| 3 | No. of Podiums | 0% |
| 4 | Plinth | Plinth - Is in Progress (50%) |
| 5 | Stilt Floor | Ground floor slab- Is in Progress (50%) |
| 6 | No. of slabs of Super Structure | 0% |



| | | |
|----|--|----|
| 7 | Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of these flats and premises | 0% |
| 8 | Sanitary fittings within the flat/premises | 0% |
| 9 | Staircases, lifts, wells and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks | 0% |
| 10 | The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wing | 0% |
| 11 | Installation of lifts, water pumps, firefighting and equipment as CFO NOC, Electrical fittings, mechanical equipment, complaints to conditions of environment/CRZ NOC, finishing entrance lobbies, plinth protection, paving of areas appurtenant to Building / wing, Compound wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities | 0% |

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

| Sr. No. | Tasks/Activity | % of Actual Work Done (As on date of this Certificate) |
|---------|--|--|
| 1 | Excavation | 100% |
| 2 | No. Of basements and Plinth | Footing - 100%, Plinth - 100%. Basement 1 slab- 100%, (100%) |
| 3 | No. of Podiums | 0% |
| 4 | Plinth | Plinth - Is in Progress (70%) |
| 5 | Stilt Floor | Ground floor slab- Is in Progress (70%) |
| 6 | No. of slabs of Super Structure | 0% |
| 7 | Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of these flats and premises | 0% |
| 8 | Sanitary fittings within the flat/premises | 0% |
| 9 | Staircases, lifts, wells and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks | 0% |
| 10 | The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wing | 0% |
| 11 | Installation of lifts, water pumps, firefighting and equipment as CFO NOC, Electrical fittings, mechanical equipment, complaints to conditions of environment/CRZ NOC, finishing entrance lobbies, plinth protection, paving of areas appurtenant to Building / wing, Compound wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities | 0% |



Layout / Building / Wing Number ____ 'COMMERCIAL' Building ____ (to be prepared separately for each Layout Building /Wing of the Project)

| Sr. No. | Tasks/Activity | Percentage of Actual Work done (As on date of this Certificate) |
|---------|--|--|
| 1 | Excavation | 0% |
| 2 | No. Of basements and Plinth | 0% |
| 3 | No. of Podiums | 0% |
| 4 | Plinth | 0% |
| 5 | Stilt Floor | 0% |
| 6 | No. of slabs of Super Structure | 0% |
| 7 | Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of these flats and premises | 0% |
| 8 | Sanitary fittings within the flat/premises | 0% |
| 9 | Staircases, lifts, wells and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks | 0% |
| 10 | The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wing | 0% |
| 11 | Installation of lifts, water pumps, firefighting and equipment as CFO NOC, Electrical fittings, mechanical equipment, complaints to conditions of environment/CRZ NOC, finishing entrance lobbies, plinth protection, paving of areas appurtenant to Building / wing, Compound wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities | 0% |

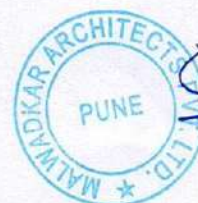


Table B

| Sr. No | Common Areas and Facilities/Amenities | Proposed(Y/N) | Percentage of Actual Work Done(As on date of the Certificate) | Details |
|--------|--|---------------|---|---------|
| 1 | Internal Roads and Footpaths | Y | 0% | |
| 2 | Water Supply | Y | 0% | |
| 3 | Sewage(Chamber, lines, Septic Tanks, STP) | Y | 0% | |
| 4 | Storm Water Drains | Y | 0% | |
| 5 | Landscaping and tree Planning | Y | 0% | |
| 6 | Street Lighting | Y | 0% | |
| 7 | Community Buildings | Y | 0% | |
| 8 | Treatment and Disposal of Sewage and Sludge Water | Y | 0% | |
| 9 | Solid Waste Management and Disposal | Y | 0% | |
| 10 | Water Conservation, rainwater harvesting | Y | 0% | |
| 11 | Energy Management | Y | 0% | |
| 12 | Fire Protection and safety Requirements | Y | 0% | |
| 13 | Electrical Meter Room, Sub-Station, receiving stations | Y | 0% | |
| 14 | Others (Option to Add more) | | | |

Yours faithfully,



Malwadkar Architects Pvt. Ltd
 Ar. Rahul Malwadkar-Director
 Reg.No.CA/93/15629

Agreed and accepted by

Signature of Promoter

Name: M/s Gagan Galaxy Reality LLP.

Date : 30/09/2023