

Ref No.873

23<sup>rd</sup> August, 2021.

To  
M/s. AGM Vijaylaxmi Venture LLP  
502, Inizio, Cardinal Gracious Road,  
Opp. P & G Plaza, Chakala,  
Andheri (East), Mumbai-400 099.

Sub.: Certificate of Percentage of Completion of Construction Work of 01 No. of Building of the Project [Maha RERA Registration Number P51800028274] situated on the Plot bearing C.T.S. No.46/25, Plot No.6/7 Mahakali Caves Road, Village Mulgaon, Taluka Andheri (East) demarcated by its boundaries (latitude and longitude of the end points) 9.13 M. wide Paper Box Lane to the North, CTS No.46/28B to the South, 18.30 M. wide Makali Caves Road to the East and CTS no. 46/24 to the to the West, Village Mulgaon, Taluka Andheri, Andheri East District Mumbai Suburban PIN- 400 093 admeasuring plot area 2160.00 Sq.mt as per P.R Card, being developed by M/s. AGM VIJAYLAXMI VENTURE LLP.

Sir,

We M/s. Pushkar Consultants have undertaken assignment as Licensed Surveyor of certifying percentage of completion of construction work of the proposed Building situated on plot bearing C.T.S. NO.46/25, Plot No.6/7 Mahakali Caves Road, Village Mulgaon, Taluka Andheri (East), District Mumbai Suburban PIN- 400 093 admeasuring Plot area 2160.00 Sq.mtr as per PR card being developed by M/s. AGM VIJAYLAXMI VENTURE LLP.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri Pushkar B. S. as Licensed Surveyor.
- (ii) Shri. M. R. Patil of M/s. M.R. Patil Consulting Engineers Pvt. Ltd., as Structural Consultant.
- (iii) M/s. ELECTRO-MECH CONSULTANTS PVT LTD as MEP Consultant.
- (iv) M/s. ARHAM CONSTROTECH PVT. LTD. as Site Supervisor

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number P51800028274 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 Number 01 (to be prepared separately for each Building of the Project)

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | 01 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                     | 90%                     |
| 3      | Nil number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                   | N.A.                    |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | -                       |
| 5      | 6 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 0%                      |
| 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                                                                                                                                                                                                                                                                                           | 0%                      |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                   | 0%                      |
| 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%                      |

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

| S.No | Common areas and Facilities, Amenities                        | Proposed (Yes/No) | Percentage of Work done | Details                      |
|------|---------------------------------------------------------------|-------------------|-------------------------|------------------------------|
| 1    | Internal Roads & Foot paths                                   | NO                | N.A.                    | N.A.                         |
| 2    | Water Supply                                                  | YES               | 0%                      | N.A.                         |
| 3    | Sewarage (chamber, lines, Septic Tank , STP)<br>Excluding STP | YES               | 0%                      | N.A.                         |
| 4    | Storm Water Drains                                            | YES               | 0%                      | N.A.                         |
| 5    | Landscaping & Tree Planting                                   | YES               | 0%                      | As per approval              |
| 6    | Street Lighting                                               | NO                | 0%                      | N.A.                         |
| 7    | Community Buildings                                           | NO                | 0%                      | N.A.                         |
| 8    | Treatment and disposal of sewage and sullage water            | NO                | 0%                      | N.A.                         |
| 9    | Solid Waste management & Disposal                             | YES               | 0%                      | N.A.                         |
| 10   | Water conservation, Rain water harvesting                     | YES               | 0%                      | N.A.                         |
| 11   | Energy management                                             | YES               | 0%                      | N.A.                         |
| 12   | Fire protection and fire safety requirements                  | YES               | 0%                      | As per CFO NOC               |
| 13   | Electrical meter room, sub-station, receiving station         | YES               | 0%                      | As per Adani Electricity NOC |
| 14   | Others ( Option to Add more)                                  | NO                | N.A.                    | N.A.                         |

Yours faithfully,



for Pushkar Consultants