

- Engineers
- Architects
- Licensed Surveyor
- Development Manager
- PMC

FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE

Date: 06/12/2023.

To,
V Laxmi Estate Developers Private Ltd
Vikhroli (E), Mumbai

Subject: Certificate of Percentage of Completion of Construction Work of Queens Avenue being developed by V Laxmi Estate Developers Private Ltd

Sir,

I Sachin Rakshe taken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of Project Queens Avenue being developed by V Laxmi Estate Developers Private Ltd. 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 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
Lavout/Building/Wing Number A
(to be prepared separately for each Layout /Building /Wing of the Project)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	30%
2	Basements (if any)	5%
3	Podiums (if any)	NA
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to	0%

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	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 complete project as per specifications in agreement of sale. Any other activities	
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Table A
Layout/Building/Wing Number B
(to be prepared separately for each Layout /Building /Wing of the Project)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	30%
2	Basements (if any)	5%
3	Podiums (if any)	NA
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities	0%

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

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	No	0	
2.	Water Supply	Yes	0	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0	
4.	Storm Water Drains	Yes	0	
5.	Landscaping & Tree Planting	No	0	
6.	Street Lighting	No	0	
7.	Community Buildings	No	0	
8.	Treatment and disposal of sewage and sullage water	No	0	
9.	Solid Waste management & Disposal	No	0	
10.	Water conservation/ Rain water harvesting	Yes	0	
11.	Energy management	No	0	
12.	Fire protection and fire safety requirements	Yes	0	
13.	Electrical meter room, sub-station receiving station	Yes	0	
14.	Others (option to add more)		0	

Signature & Name of L.S./Architect
For M/s. Archo Consultants,

Sachin K. Rakshe

Sachin K. Rakshe (L.S.)
Lic No: (R/172/LS/2009)



For V Laxmi Estate Developers Pvt Ltd

[Signature]

Director

Agreed and Accepted by:

Signature of Promoter

Name: Aditya Sangle

Date: 6/12/2023