DESIGN Crest
ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS

FORM - 1

[see regulation 3]

ARCHITECT'S CERTIFICATE

Date : 18/07/2022

To,
Magnaacasa Realty Pvt. Ltd.
(Erstwhile Shree Akshay Housing)
601, Guru Ganesh CHS Ltd.
Mahatma Phule Road,
Behind C D Deshmukh Garden,
Mulund (East),
Mumbai - 400081.

Subject : Certificate of Percentage of Completion of Construction Work for the period of April 2022 – June 2022 of Composite Building No. 2 consisting of Sale Wings 'A', 'B', 'C' and 'D' of the Project **"Shree Krushna Tower"** having MahaRERA Registration Number P51800022998 being developed by **Magnaacasa Realty Pvt. Ltd. (Erstwhile Shree Akshay Housing)**

Sir,
I, **Sachin V. Gaikwad of M/s. Design Crest** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of **"Shree Krushna Tower"** having MahaRERA Registration Number P51800022998 being developed by **Magnaacasa Realty Pvt. Ltd. (Erstwhile Shree Akshay Housing)**

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
Composite Building No. 2 (Sale Wings A, B, C and D)

Sr. No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)			
		D	C	B	A
1.	Excavation	100%	100%	100%	48%
2.	Number of Basement(s) and Plinth	100%	100%	100%	100%
3.	Number of Podiums	NA	NA	NA	NA
4.	Stilt Floor	100%	100%	0%	0%

4.	Stilt Floor	100%	100%	0%	0%
5.	23 number of Slabs of Super Structure	5%	5%	0%	0%
6.	Internal walls, Internal Plaster, Floorings Doors and Windows within Flats / Premises.	0%	0%	0%	0%
7.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises.	0%	0%	0%	0%
8.	Staircases, Lift Wells, and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%	0%	0%	0%
9.	Overhead Water Tanks.	0%	0%	0%	0%
10.	Underground Water Tanks.	100%	100%	100%	0%
11.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	0%	0%	0%	0%
12.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to the Common Areas, 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 for Sale. Any other activities.	0%	0%	0%	0%

TABLE - B

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

Sr. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work done (as on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	No	-	NA
2.	Water Supply	Yes	0%	As per BMC
3.	Sewerage (Chamber Line,	Yes	0%	As per BMC

	Septic Tank, STP)			
4.	Storm Water Drains	Yes	0%	As per BMC
5.	Landscaping & Tree Planting	Yes	0%	As per Tree Authority
6.	Street Lighting	No	-	NA
7.	Community Building	No	-	NA
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	As per Rules & Regulations of SRA
9.	Solid Waste Management & Disposal	Yes	0%	As per Chief Fire Officer requirements
10.	Water Conservation / Rain Water Harvesting	Yes	0%	As per MSEB
11.	Energy Management	No	-	NA
12.	Fire Protection and Fire Safety Requirements	Yes	0%	As per Chief Fire Officer requirements
13.	Electrical Meter Room, Sub-station, Receiving Station	Yes	0%	As per MSEB
14.	Others (Option to Add more)	No	-	NA

Yours faithfully,
For,
M/s Design Crest

SACHIN V. GAIKWAD
Licensed Surveyor
(Lic. No. G/238/L.S.)

Agreed and Accepted by:

Magnaacasa Realty Pvt. Ltd.
Name: NANDKISHOR A.GAWADE
Date: 25/07/2022