DESIGN Crest
ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS

FORM - 1
[see regulation 3]
ARCHITECT'S CERTIFICATE

Date: 16 December 2024

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 July-2024 to Sept-2024 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)			
	WINGS	**D**	**C**	**B**	**A**
1.	Excavation	100%	100%	100%	100%
2.	Number of Basement(s) and Plinth	100%	100%	100%	100%
3.	Number of Podiums	NA	NA	NA	NA
4.	Stilt Floor	100%	100%	100%	70%
5.	23 number of Slabs of Super Structure	100%	100%	100%	80%
6.	Internal walls within Flats / Premises.	95%	100%	100%	50%
7.	Internal Plaster within each Flats / Premises.	90%	100%	100%	50%
8.	Floorings within each Flats / Premises.	60%	90%	100%	8%
9.	Doorswithin each Flats / Premises.	0%	80%	100%	0%
10.	Windows within each Flats / Premises.	0%	80%	100%	2%
11.	Sanitary Fittings within the Flat / Premises.	0%	0%	5%	0%
12.	Electrical Fittings within the Flat / Premises.	0%	50%	80%	4%
13.	Staircases, Lift Wells, and Lobbies at each Floor level connecting Staircases and Lifts,	0%	50%	80%	0%
14.	Overhead Water Tanks.	100%	100%	100%	0%
15.	Underground Water Tanks.	100%	100%	100%	100%
16.	The external plumbing and external plaster, elevation.	90%	100%	100%	0%
17.	Completion of terraces with waterproofing of the Building / Wing.	40%	100%	100%	0%
18.	Installation of lifts, water pumps.	0%	30%	50%	0%

19.	Fire Fighting Fittings and Equipment as per CFO NOC.	30%	70%	90%	0%
20.	Electrical fittings to the Common Areas, mechanical equipment.	0%	0%	90%	0%
21.	Compliance to conditions of environment / CRZ NOC.	0%	0%	0%	0%
22.	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.	**Common areas and Facilities, Amenities**	**Proposed (Yes / No)**	**Percentage of Actual Work done (as on date of the Certificate)**	**Details**
(1)	**(2)**	**(3)**	**(4)**	**(5)**
1.	Internal Roads & Footpaths	No	-	NA
2.	Water Supply	Yes	0%	As per BMC
3.	Sewerage (Chamber Line, Septic Tank, STP)	Yes	0%	As per BMC
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 Vinayak Gaikwad
Digitally signed by Sachin Vinayak Gaikwad
Date: 2024.12.16 18:15:12 +05'30'

Sachin V. Gaikwad
Licensed Surveyor
(Lic. No. G/238/L.S.)

Agreed and Accepted by:
For **Magnaacasa Realty Pvt. Ltd.**

Magnaacasa Realty Pvt. Ltd. Mulund

Signature of Promoter
Name: Nandkishor A. Gawade
Date: