deole bros.

CHARTERED ENGINEERS, PROJECT MANAGEMENT CONSULTANTS & LICENSED SURVEYORS.

701 / 702, 'A' Wing, Jay-Vijay Building,
Uday Cinema Road, Ghatkopar (West),
Mumbai - 400 086.
Tel. Off. : 2514 8396 / 2512 4818
2514 9102
E-mail : sunildeole@gmail.com

Date : 30-06-2025.

Ref. : D/1546/2025.

FORM 1

Licensed Surveyor's Certificate

To,
M/s. Laxmina Argentum Realties (I) Pvt.Ltd.
1401, Sanjona Chambers,
Deonar Road, Govandi,
Deonar,
Mumbai 400088

Sub: Certificate of Percentage of Completion of construction work of one No. of Building of the Nil Phase of the Project "Laxmina Krishna Niwas,, having MahaRERA Registration Number P51800052240 situated on the plot bearing CTS No. 1085, 1085/1 to 8 of village Chembur demarcated by its boundaries (latitude and longitude of the end points) 19.0581961-72.8977332 to the North 19.0581232-72.8979315 to the South, 19.0578435-72.8978705 to the East 19.0579214-72.8976226 to the West Village Chembur, Taluka Kurla District M.S.D. at Chembur, Gaothan Road No. 3, Chembur, Mumbai. Admeasuring 864.50 sq.mt. and being developed by M/s. Laxmina Argentum Realties India Pvt Ltd

Sir,

I, Shri Sunil R. Deole, have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building of the Nil Phase of the Project "Laxmina Krishna Niwas" situated on the plot bearing CTS No. 1085, 1085/1 to 8 of village Chembur, demarcated by its boundaries (latitude and longitude of the end points) 19.0581961-72.8977332 to the North,19.0581232-72.8979315 to the South, 19.0578435-72.8989705 to the East, 19.0579214-72.8976226 to the West Village Chembur, Mumbai, Taluka Kurla District M.S.D. admeasuring 864.50 sq.mtr. being developed by M/s. Laxmina Argentum Realties India Pvt. Ltd. The building consists Stilt + 11th (pt.) Upper floors as per plans approved by BMC vide P-14400/2023/(1085 And Other)/M/W Ward/CHEMBUR-W/FCC/1/Amend DT.29-07-2024

Based on Site inspection dt. 28-06-2025, 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.

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TABLE-A

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basement	N.A.
3.	Plinth	100%
4.	Stilt Floor (1st slab)	100%
5.	Podiums	N.A.
6.	11 Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within flat /premises	100%
8.	Sanitary Fillings within the Flat Premises	50%
9.	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	100%
11.	Installation of Lifts. water pumps, Fire Fighting Fittings and Equipment as per CFO, NOC Electrical fittings, mechanical equipment, compliance to Conditions to environment/CRZ NOC, finishing to entrance lobby/s. plinth protection, paving of areas apartment to Building/Wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement to sale. Any other activity.	95%

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Table –B

Internal & External Development Works in respect of the entire Registered Phase.

Sr. No.	Common area ad facilities, amenities.	Proposed (Yes/No)	Percentage of work done	Details
1	Internal roads & footpaths	No	N.A.	
2	Water supply	Yes	0%	From MCGM
3	Sewerage (chamber lines septic tank, STP)	Yes	100%	Municipal Sewer
4	Storm Water Drains	Yes	100%	Internal SWD within our property.
5	Landscaping & Tree planting	Yes	100%	As per Tree NOC
6	Street lighting	No	N.A.	
7	Community Buildings	No	N.A.	
8	Treatment and disposal of sewage and sullage water	No	N.A.	
9	Solid Waste Management and Disposal	Yes	100%	Demolition debris is removed. Vermiculture bins to be provided before occupation only
10	Water Conservation, Rain Water Harvesting	Yes	100%	Only Rain Water Harvesting
11	Energy Management	No	N.A.	
12	Fire protection and fire safety requirements	Yes	95%	As per CFO NOC
13	Electric meter room, sub – station and receiving station	Yes	100%	Electric Meter Box Only.
14	Others/option to add more	No	N.A.	

Note: NA stands for Not Applicable
Dated 30th June 2025.

for DEOLE BROS.,

(S.R. DEOLE)
Lic. No.LS 840005323

Agreed and Accepted by:

Signature of Promoter
M/s. Laxmina Argentum Realties (I) Pvt. Ltd.
1401, Sanjona Chambers,
Deonar Road, Govandi,
Deonar, Mumbai 400088
Date