Annexure A

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 13.07.2026

To,
MAHARASHTRA POLICE CO-OPERATIVE HOUSING FEDERATION LTD.
MUMBAI SUBURBAN, MAHARASHTRA, 400095

Subject : Certificate of percentage of Work of completion of construction work of **Galaxy Heights, Tower-III, Wing L to P** having MahaRERA Registration Number **P51800052922** (Only Applicable after project Registartion) being developed by **MAHARASHTRA POLICE CO-OPERATIVE HOUSING FEDERATION LTD.**

Sir,

I/We **AR HEMANT KANKARAIYA** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **Galaxy Heights, Tower-III, Wing L to P** having MahaRERA Registration Number **P51800052922** (Only Applicable after project Registration, being developed by **MAHARASHTRA POLICE CO-OPERATIVE HOUSING FEDERATION 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

Layout/Building/Wing Number: Galaxy Heights Tower-III/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	100.00
3	Podiums (if any)	0.00
4	Plinth,	100.00
5	Stilt Floor	100.00
6	Slabs of Super Structure	95.65
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	.24
8	Sanitary Fitting within the Flat/Premises	36.36

Office Address :
Unit No.-1005, 10th Floor, Chandak Unicorn, Jeevan Nagar, Opp - Chitrakoot Ground, Veera Desai Road, Andheri West, Mumbai - 400053. Landline No:- 2268224070
Email :- Deekshacityscape@gmail.com / Deekshacityscape25@gmail.com

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	48.83
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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.	.45

Table B - Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number)

Sr.No	Common areas and facilities	Is Available (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	0.00	0
2	Water Supply	Yes	0.00	0
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	0.00	0
4	Storm Water Drains	Yes	0.00	0
5	Landscaping & Tree Planting	Yes	0.00	0
6	Street Lighting	Yes	0.00	0
7	Community Buildings	Yes	0.00	0
8	Treatment And Disposal Of Sewage And Sullage Water	Yes	0.00	0
9	Solid Waste Management And Disposal	No	0.00	NA
10	Water conservation /Rain water harvesting	Yes	0.00	0
11	Energy managemcnt	Yes	0.00	0
12	Fire protection and fire safety requirements	No	0.00	NA
13	Electrical meter room, sub-station, receiving station	No	0.00	NA
14	Aggregate area of recreational Open Space	No	0.00	NA
15	Open Parking	No	0.00	NA

Yours Faithfully

HEMANT LALCHAND KANKARAIYA

Digitally signed by HEMANT LALCHAND KANKARAIYA
Date: 2026.07.20 16:56:39 +05'30'

AR HEMANT KANKARAIYA

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No: CA/99/25011)

Date of Certificate:

Agreed and accepted by:

Signature of Promoter

Name: Maharashtra Police Co-Operative Housing Federation Ltd.

Date: 14-07-2026

Agreed & Accepted By

Signature Of Promoter
Name :- Sandeep Hardikar
Place :-Mumbai
Date :- 14-07-2026

Maharashtra Police Co-op. Housing Federation (Ltd.) Reg. No. HSG (HO) / BOL / 03 / 98 Dated 18-3-1998 MPCHF Mumbai