

**ANNEXEURE A  
FORM 1  
(SEE REGULATION3)  
ARCHITECT'S CERTIFICATE**

**Date: 20<sup>th</sup> April 2023**

To,

**M/s. Leo Infratech Co.**

**Prop. Shri Mahendra Jain**

**Leo Galaxy-1, Plot No. 2, Gokul Housing Society, Gorewada Road,  
Borgaon, Nagpur - 440013**

Subject: Certificate of percentage of Completion of Construction Work of **"LEO GALAXY - 3"** of the Project Registration No. **P50500022561**, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 47, Layout of Gokul / Joras Housing Society, Kh.No. 72/1, 73/1, 76/1, 77/1, 78/1, 81, 82/1, Mouza – Borgaon, Nagpur, demarcated by its boundaries (latitude and longitude of the end points) Plot No. 46 to the North, Plot No. 48 to the South, Road to the East, Plot No. 49 to the West, of village Nagpur, Taluka – Nagpur, District – Nagpur, PIN – 440013, admeasuring 1093.6845 sq. mtrs. area being developed by **M/s. Leo Infratech Co., Prop. Shri Mahendra Jain.**

Sir,

I/We **Shri Dilip Kumar Sharma**, have undersigned assignment as Architect/Licensed Surveyor of certifying percentage of completion of construction work of **"LEO GALAXY - 3"** of the Project Registration No. **P50500022561**, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 47, Layout of Gokul / Joras Housing Society, Kh.No. 72/1, 73/1, 76/1, 77/1, 78/1, 81, 82/1, Mouza – Borgaon, Nagpur, demarcated by its boundaries (latitude and longitude of the end points) Plot No. 46 to the North, Plot No. 48 to the South, Road to the East, Plot No. 49 to the West, of village Nagpur, Taluka – Nagpur, District – Nagpur, PIN – 440013, admeasuring 1093.6845 sq. mtrs. area being developed by **M/s. Leo Infratech Co., Prop. Shri Mahendra Jain.**

Based on site inspection, with respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project. I certify that as on date of this certificate, the percentage of work done for each of 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**  
**LEO GALAXY - 3**

| Sr No.<br>(1) | Task / Activity<br>(2)                                                                                                                                                                                                                                                                                                                                                                                                           | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(3) |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 1             | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                       | 100%                                                                     |
| 2             | Basement (if any)                                                                                                                                                                                                                                                                                                                                                                                                                | 100%                                                                     |
| 3             | Podium (if any)                                                                                                                                                                                                                                                                                                                                                                                                                  | 100%                                                                     |
| 4             | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                           | 100%                                                                     |
| 5             | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                      | 100%                                                                     |
| 6             | Slab of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                          | 100%                                                                     |
| 7             | Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises                                                                                                                                                                                                                                                                                                                                               | 100%                                                                     |
| 8             | Sanitary Fitting with Flat & Premises                                                                                                                                                                                                                                                                                                                                                                                            | 100%                                                                     |
| 9             | Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                                                                     | 100%                                                                     |
| 10            | External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.                                                                                                                                                                                                                                                                                                                 | 100%                                                                     |
| 11            | Installation of lifts, water pumps, fire fighting fitting and equipments as per CFO NOC Electrical Fitting, Mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby, plinth protection paying of area appurtenant to Building Wings. Compound wall and all other requirements as may be required to complete project as per specification in agreement of Sale. Any other activities | 100%                                                                     |



TABLE B

Common Area (Internal & External Development Works) in respect of the Registered Phase  
/ Project Number

| Sr. No. (1) | Common Area & Facilities (2)                          | Proposed Yes/No (3) | Percentage of Actual Work Done (As on date of the Certificate) (4) | Details (5)    |
|-------------|-------------------------------------------------------|---------------------|--------------------------------------------------------------------|----------------|
| 1           | Internal Road & Foot path                             | NO                  | NA                                                                 | NA             |
| 2           | Water Supply                                          | YES                 | 100%                                                               | Work Completed |
| 3           | Sewerage (Chamber Lines, Septic Tanks, STP)           | YES                 | 100%                                                               | Work Completed |
| 4           | Storm Water Drains                                    | YES                 |                                                                    |                |
| 5           | Landscaping and Tree Planting                         | NO                  | NA                                                                 | NA             |
| 6           | Street Lighting                                       | NO                  | NA                                                                 | NA             |
| 7           | Community Building                                    | NO                  | NA                                                                 | NA             |
| 8           | Treatment and Disposal of sewage and sullage water    | YES                 | 100%                                                               | Work Completed |
| 9           | Solid waste management & disposal                     | YES                 | 100%                                                               | Work Completed |
| 10          | Water Conservation/ Rain Water Harvesting             | YES                 | 100%                                                               | Work Completed |
| 11          | Energy Management                                     | NO                  | NA                                                                 | NA             |
| 12          | Fire protection and fire safety requirements          | NO                  | NA                                                                 | NA             |
| 13          | Electrical meter room, sub-station, receiving station | YES                 | 100%                                                               | Work Completed |
| 14          | Other (Option to Add More)                            | NA                  | NA                                                                 | NA             |

Yours Faithfully,

Dilip Kumar Sharma & Associates  
Block No.06, 3<sup>rd</sup> Floor, J.B.Wing,  
Nagpur-466 001, Cen. 754566

Signature & Name Shri Dilip Kumar Sharma OF L.S./ Architect  
(License No. 1104)



Agree and Accepted  
Signature of Promoter

Name: M/s. Leo Infratech Co., Prop. Shri Mahendra Jain  
Date: 20<sup>th</sup> April 2023