ANNEXEURE A

FORM 1

(SEE REGULATION3)

ARCHITECT'S CERTIFICATE

FOR THE QUARTER ENDED 31st DECEMBER 2024

Project Name "LEO GALAXY - 4", Project Registration No. – P50500048415

Date: 20th February 2025

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 - 4"** of the Project Registration No. **P50500048415**, 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. 45 to the North, Plot No. 47 to the South, Road to the East, Plot No. 49 to the West, of village Nagpur, Taluka – Nagpur, District – Nagpur, PIN – 440013, admeasuring 1088 sq. mtrs. area being developed by **M/s. Leo Infratech Co., Prop. Shri Mahendra Jain.**

Sir,

I/We Ar. Sachin Kothari, have undersigned assignment as Architect/Licensed Surveyor of certifying percentage of completion of construction work of **"LEO GALAXY - 4"** of the Project Registration No. **P50500048415**, 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 – 4

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basement (if any)	N.A.
3	Podium (if any)	N.A.
4	Plinth	100%
5	Stilt Floor	100%
6	Slab of Super Structure	75%
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	75%
8	Sanitary Fitting with Flat & Premises	35%
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	50%
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	25%
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	NIL

TABLE B

Common Area (Internal & External Development Works) in respect of "LEO GALAXY - 4", Project Registration No. – P50500048415

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	0%	Work-in-progress
3	Sewerage (Chamber Lines, Septic Tanks, STP)	YES	0%	Work-in-progress
4	Storm Water Drains	YES	0%	Work-in-progress
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	0%	Work-in-progress
9	Solid waste management & disposal	YES	0%	Work-in-progress
10	Water Conservation/ Rain Water Harvesting	YES	0%	Work-in-progress
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	0%	Work-in-progress
14	Other (Option to Add More)	NA	NA	NA

.2 ARCHITECTS
. SACHIN KOTHARI - CA/2000/26046,
T REG NO. 1503
M.C.I.S. NO. 571,
T ONE, 25, PURANIK LAYOUT,
NAGAR, NAGPUR.

Signature & Name Sachin Kothari **OF L.S./ Architect**
(License No. CA / 2000 / 26046)

Agree and Accepted
Signature of Promoter

For LEO INFRATECH CO.

GST IN 27ABHPJ6154E1ZO / Proprietor

Name: M/s. Leo Infratech Co., Prop. Shri Mahendra Jain
Date: 20th February 2025