AR. AKSHAY BOBDE
AKSHAY BOBDE AND ASSOCIATES
Architects and Design Consultants
Office: Plot no 239d, Shradhanandpeth, Bajaj Nagar, Nagpur

FORM 1

[*See* Regulation 3]

ARCHITECT'SCERTIFICATE

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

For the quarter ended on 30th September, 2024

Date: 31st January, 2025

To,

Mahalaxmi Developers,
Plot No 323, Bharat Nagar, Kalamna Market Road
Near Hanuman Mandir, Nagpur-440035

Subject: Certificate of Percentage of Completion of Development Work of Mahalaxmi Nagari having Maha RERA Registration Number P50500050759 being developed by Mahalaxmi Developers.

Sir,

I, Akshay Bobde, have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of development Work of the Project "Mahalaxmi Nagari", having Maha RERA Registration Number P50500050759 being developed by Mahalaxmi Developers.

Based on the Site Inspection, with respect to the Layout / each 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 the Building/Wing of the Real Estate Project under Maha RERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A–Not Applicable

Building /Wing Number 01(to be prepared separately for each Building /Wing of the Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slab of Super Structure	
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	
8.	Sanitary Fittings within Flats / Premises	
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 to Agreement of Sale, Any other Activity	

TABLE-B

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

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)

1.	Internal Roads & Footpaths	Yes	70.00%	
2.	Water Supply	Yes	40.00%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	60.00%	
4.	Strom Water Drains	Yes	100.00%	
5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	Yes	20.00%	
7.	Community Buildings	No		
8.	Treatment & Disposal of Sewage and Sullage Water	Yes	0.00%	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / Rain Water Harvesting	Yes	100.00%	
11.	Energy Management	Yes	0.00	
12.	Fire Protection & Fire Safety requirements	No		
13.	Electrical Meter Room, Sub-Station, Receiving Station	No		
14.	Others (Option to Add more)	No		

Yours faithfully,

Signature & Name of Land Surveyor / Architect
Ar.Akshay Bobde
License Number (NMC/R-694..)

Agreed & accepted by:

Signature of Promoter
Name: Pritam RanSingh for Mahalaxmi developers
Date: 31st January, 2025

AR. AKSHAY BOBDE
CA/ 2012/5489
NMRDA/CA/2012/54589/103
NMC/R-694
NIT-2758