

FORM 1

ARCHITECT'S CERTIFICATE

Date: 19th March 2020

To,
R- Retail Ventures Pvt Ltd
Runwal Omkar Square, 5th Floor
Off Eastern Express Highway, Sion
Mumbai - 400 022
Tel: 61133000

Subject: Certificate of Cost Incurred for Development of "The Central Park – Phase 1" for Construction of 02 (Two) building(s)/ 05 (Five) Wing(s) of the First Phase situated on the Plot bearing CTS No. 4510(P), 4513(P) demarcated by its boundaries (latitude and longitude of the endpoints) 18°38'6.89"N, 73°47'44.44"E to the North, 18°37'57.42"N, 73°47'47.65"E to the South, 18°38'5.6"N, 73°47'52.79"E to the East, 18°38'0.72"N, 73°47'39.41"E to the West of Village Chinchwad, tehsil Haveli, District Pune, PIN – 411 019 and measuring 95,516.12 sqm area being developed by R Retail Ventures Private Limited.

Sir,

I have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the R-Retail Ventures Pvt Ltd Building(s)/ 1 Wing(s) of the first Phase of the Project, situated on the plot bearing 4510, 4510p & 4513 village Chinchwad Tehsil Chinchwad District Pune PIN 411019 and measuring 95516.12 sqm area being developed by [R-Retail Ventures Pvt Ltd]

Following technical professionals are appointed by Owner / Promoter:

M/s Unusual Spaces Pvt Ltd - Shri Sachin Sutar License Architect

M/s JW Consultants Shri Umesh Joshi as Structural Consultant

M/s SN Joshi Consultants Shri Anand Joshi as MEP Consultant

M/s Santosh Supekar as Site Supervisor

Based on Site Inspection, with respect to 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 as registered vide

number _____ under Real Estate Regulatory Authority, Pune is as per table A herein below.

UNUSUAL SPACES

SACHIN SUTAR

ARCHITECTS & INTERIOR DESIGNERS

A1 NATURE VIEW APT. PRAKASH BHAVAN LANE, NEAR CHATURSHRINGI TEMPLE, SENAPATI BAPAT RD. PUNE -411016 .

The percentage of the work executed with respect to each of the activity of the entire phase is detailed in

Table B.

Table A
Building C1

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	
2	<u>2</u> number of Basement(s) and Plinth	
3	<u>1</u> number of Podiums	
4	Stilt Floor	
5	<u>36</u> number of Slabs of SuperStructure	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment 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 Obtain Occupation / Completion Certificate	

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Building C2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	
2	<u>2</u> number of Basement(s) andPlinth	
3	<u>1</u> number ofPodiums	
4	Stilt Floor	
5	<u>36</u> number of Slabs of SuperStructure	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground WaterTanks	
9	The external plumbing and externalplaster, elevation, completion of terraces with waterproofing of the Building/Wing,	
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Building C3

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	
2	<u>2</u> number of Basement(s) andPlinth	
3	<u>1</u> number ofPodiums	
4	Stilt Floor	
5	<u>36</u> number of Slabs of SuperStructure	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground WaterTanks	
9	The external plumbing and externalplaster, elevation, completion of terraces with waterproofing of the Building/Wing,	
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Building B1

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	
2	<u>2</u> number of Basement(s) andPlinth	
3	<u>1</u> number ofPodiums	
4	Stilt Floor	
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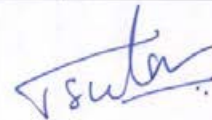
Building B2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	
2	<u>2</u> number of Basement(s) andPlinth	
3	<u>1</u> number ofPodiums	
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TABLE-B**Internal & External Development Works in Respect of the entire Registered Phase**

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Foot-paths	Yes	0	
2.	Water Supply	Yes	0	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0	
4.	Storm Water Drains	Yes	0	
5.	Landscaping & Tree Planting	Yes	0	
6.	Street Lighting	Yes	0	
7.	Community Buildings	Yes	0	
8.	Treatment and disposal of sewage and sullage water	Yes	0	
9.	Solid Waste management & Disposal	Yes	0	
10.	Water conservation, Rainwater harvesting	Yes	0	
11.	Energy management	Yes	0	
12.	Fire protection and fire safety requirements	Yes	0	
13.	Electrical meter room, sub-station, receiving station	Yes	0	
14.	Others (Option to Add more)	Yes	0	

Yours Faithfully



Mr. SACHIN SUTAR

CA/95/18039