



Ref: JA/2023/0010

Date: 06-January -2023

Annexure A
FORM 1
ARCHITECT'S CERTIFICATE

To

The Kalpataru Retail Ventures Private Limited,
101, Kalpataru Synergy,
Opp Grand Hyatt,
Santacruz East, Mumbai Suburban, 400055.

Subject: Certificate of Percentage of Completion of Construction Work of Kalpataru Vienta Tower B having MahaRERA Registration Number MahaRERA Registration No.: P51800023768 being developed by Kalpataru Retail Ventures Private Limited

Sir,

I/We Mr. Nandkumar V. Jethe have undertaken assignment as Architect/Licensed Surveyor of certifying percentage of Completion of Construction Work of Kalpataru Vienta Tower B having MahaRERA Registration Number MahaRERA Registration No.: P51800023768 being developed by Kalpataru Retail Ventures Private Limited

Based on Site Inspection, with respect to layout/each of the Building(s)/Wing(s) of the aforesaid Real Estate Project, I certify that as on **31-Dec-2022** (As on date), the Percentage of Work done for Building(s)/Wing(s) of the Real Estate Project under MahaRERA Registration No.: P51800023768 is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

TABLE A		
Kalpataru Vienta Tower B - Tower B		
Sr. No.	Items of Work	Work completion (in %)
1	Excavation and Earthwork	86 %
2	2 nos of Common Basement within the building footprint	100 %
3	4 nos of Common Podiums falling within the building footprint	100 %
4	Plinth	100 %
5	1 nos of Stilt Floor (falling within the building footprint)	100 %
6	40 nos of Slabs for Super Structure	92 %
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	12 %
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	-
9	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	3 %
11	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 /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 Obtain Occupation /Completion Certificate	-

TABLE B				
Internal & External Development Works in Respect of the entire Registered Phase				
Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)	Details
1	Internal Roads & Footpaths	YES	-	To be done before completion of Whole Project
2	Water Supply	YES	-	Supply from Local Authority
3	Sewerage (Chamber, Lines, Septic Tank , STP)	YES	-	STP only
4	Storm Water Drains	YES	-	To be done before completion of Whole Project
5	Landscaping & Tree Planting	YES	-	To be done before completion of Whole Project
6	Street lighting	YES	-	To be done before completion of Whole Project
7	Club house, fitness centers, swimming pool & other recreation areas	YES	-	Proposed Common amenities as per AFS
8	Treatment And Disposal Of Sewage And Sullage Water	YES	-	To be done before completion of Whole Project
9	Solid Waste Management And Disposal	YES	-	To be done before completion of Whole Project
10	Water Conservation, Rain water Harvesting	YES	30 %	To be done before completion of Whole Project
11	Energy management	YES	-	To be done before completion of Whole Project
12	Fire Protection And Fire Safety Requirements	YES	-	To be done before completion of Whole Project

13	Electrical Meter Room, Sub-Station, Receiving Station	YES	-	Electric Meter Room and Substation Only
14	All parking levels other than below buildings	YES	16 %	To be done before completion of Whole Project
15	Other Common Areas and Facilities, Amenities (If Any)	YES	62 %	To be done before completion of Whole Project
16	Aggregate area of recreational open space	YES	-	1905.588 Sq Mts. Common RG as per AFS

Yours Faithfully

NANDKUMAR
VISHWANATH
H JETHE

Digitally signed by
NANDKUMAR

VISHWANATH JETHE

Date: 2023.01.06

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Mr. Nandkumar V. Jethe
(Licensed Architect)
(License No: CA/96/20792)

Agreed and Accepted by:

[Signature]

Kalpataru Retail Ventures Private Limited