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101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
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DATE: 20/06/2017

To
Paranjape Schemes (Construction) Pvt. Ltd.

Subject: Certificate of Percentage of Completion of Construction Work of 8 nos. of Building(s)/Wings **Richmond Park (A, B, C, D, E, F, G & H - Wing)** Wing(s) of the Project [Maha RERA Registration Number] situated on the **Plot bearing S. No. (38/4/1/1) + (38/4/1/2) + (38/4/1/3)** demarcated by its boundaries **Latitude 18 36'08.26" N Longitude 73°47'23.94"E**. **D. P. Road** to the North, **CST S. No. 1067** to the South, **CST S. No. 1053(P)** to the East and **CTS 1632(P)** to the West of Division - **Pune**, Village - **Rahatani**, Taluka - **Haveli**, District - **Pune**, PIN - **411017**. Admeasuring 14753.96 Sq.mts area being developed by **La Casa Shelters LLP**.

Sir,

I **Prakash Kulkarni** have undertaken assignment as **Architect /Licensed Surveyor** of stating Percentage of Completion of Construction Work of **Richmond Park (A, B, C, D, E, F, G & H - Wing)** Wing(s) of the **First Phase** of the Project situated on the **Plot bearing S. No. (38/4/1/1) + (38/4/1/2) + (38/4/1/3)** Of Division - **Pune**, Village - **Rahatani**, Taluka - **Haveli**, District - **Pune**, PIN - **411017**. Admeasuring 14753.96 Sq.mts area being developed by **La Casa Shelters LLP**.

1. Following technical professionals are appointed by Owner /Promoter:-

- (i) **Shri Prakash Kulkarni** as L.S. / Architect
- (ii) **Shri Umesh Joshi** as Structural Consultant
- (iii) **Shri Gopalkrishna Sagari** as MEP Consultant
- (iv) **Shri Pramod Gharad** as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project , I state 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 Maha RERA 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

Richmond Park _ Wing - A (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	90%
2	Plinth	100%
3	Number of Podiums	N.A
4	Stilt Floor	80%
5	Number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%

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8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	10%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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 /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	0%

Richmond Park Wing - B (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	90%
2	Plinth	100%
3	Number of Podiums	100%
4	Stilt Floor	90%
5	Number of Slabs of Super Structure	0%

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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	15%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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 /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	0%

Richmond Park Wing - C (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80%
2	Plinth	100%
3	Number of Podiums	100%
4	Stilt Floor	80%
5	Number of Slabs of Super Structure	20%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	30%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%

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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 /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	0%
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Richmond Park Wing - D (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80%
2	Plinth	100%
3	Number of Podiums	100%
4	Stilt Floor	80%
5	Number of Slabs of Super Structure	35%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%

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8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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 /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	0%

Richmond Park Wing – E (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80%
2	Plinth	100%
3	Number of Podiums	100%
4	Stilt Floor	80%
5	Number of Slabs of Super Structure	35%

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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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 /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	0%

Richmond Park Wing - F (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80%
2	Plinth	100%

3	Number of Podiums	100%
4	Stilt Floor	80%
5	Number of Slabs of Super Structure	35%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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 /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	0%

Richmond Park - Wing - G (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80%
2	Plinth	100%
3	Number of Podiums	100%
4	Stilt Floor	80%
5	Number of Slabs of Super Structure	35%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%

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| 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 /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 | 0% |
|-----------|---|-----------|

Richmond Park - Wing - H (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80%
2	Plinth	100%
3	Number of Podiums	100%
4	Stilt Floor	80%
5	Number of Slabs of Super Structure	35%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%

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- | | | |
|-----------|---|------------|
| 8 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks | 40% |
| 9 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing | 0% |
| 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 /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 | 0% |

FORM - 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 & Footpaths	No	-	
2	Water Supply	Yes	0%	
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	0%	STP
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	No	-	
8	Treatment and disposal of sewage and sullage water	Yes	0%	STP
9	Solid Waste Management & Disposal	Yes	0%	
10	Water conservation, Rain water harvesting	Yes	0%	
11	Energy management	Yes	0%	Solar water heating system
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub-station, receiving station	Yes	0%	LT Room and Meter Room
14	Club House	Yes	0%	Not for A-Wing
15	Swimming Pool	Yes	0%	Not for A-Wing

Yours Faithfully,

FOR **ankur associates**
(Prakash Kulkarni)

CA/98/22909