



ASSOCIATED SPACE DESIGNERS ARCHITECTURE + URBAN DESIGN

SUMMER COURT, 401, MAGARPATTA CITY, PUNE - 411 013.
Tel : 0744 744 5549 office@associated.space www.associated.space

ANNEXURE A FORM I (see Regulations 3) ARCHITECTS CERTIFICATE

Date : 27.01.2023
Ref : RVR3.2023

To
Riverview City Constructions Ltd,
5, Magarpatta City
Aditi Garden,
Hadapsar, Pune - 411 013.

Sub: Certificate of Percentage of Completion of Construction Work of 7 Nos. of Buildings at FALCON TOWERS Sector (RVR -3) situated at Gat No. 1137(P), 1138(P), 1141(P), 1146(P), 1147, 1148(P), with longitude of 18°29'42.64"N, 18°29'40.04"N, 18°29'43.14"N, 18°29'47.97"N and latitude of end points as 74°0'13.11"E, 74°0'23.07"E, 74°0'24.88"E, 74°0'14.29"E, Garden/ park RVG 5 to the East, Service Road to the West, Sector RVC 2 to the North, 18 m wide road to the South, Village Kadamvakvasti, Taluka Haveli, District Pune PIN 412 201, admeasuring 45,520.00 sq.mts. plot area having Maha RERA Registration Number P52100032051 being developed by Riverview City Constructions Ltd.

Sir,

I / We, Ar. Kalpak Deshmukh, Partner of Associated Space Designers have undertaken assignment as Architect / ~~Licensed Surveyor~~ of certifying Percentage of Completion of Construction Work of **FALCON TOWERS Sector (RVR -3)** Project, situated on the **Gat No. 1137(P), 1138(P), 1141(P), 1146(P), 1147, 1148(P)**, Village Kadamvakvasti, Taluka Haveli, District Pune PIN 412 201 admeasuring **45,520 sq.mts.** plot area **having Maha RERA Registration Number P52100032051** being developed by Riverview City Constructions Ltd.

Based on site inspection, with respect to each of the buildings/wings of the aforesaid Real Estate Project, I/we certify that as on the date of this certificate, the Percentage of Work done for each of the buildings/wings of the Real Estate Project 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 project is detailed in Table B.

....I



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TABLE- A

Layout / Building A / Wing-Number

Sr. No (1)	Tasks /Activity (2)	Percentage of actual work done (As on 19/01/2023) (3)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums : 2 Number (Parking/1 st +Parking /2 nd)	50%
4	Plinth (1 Number)	100%
5	Stilt Floor (1)	50%
6	Slabs of Super Structure (23 Numbers)	30%
7	Internal walls, Internal Plaster, Floorings Doors and Windows within Flat/Premises.	5%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	15%



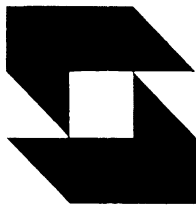
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TABLE- A

Layout / Building B / Wing-Number

Sr. No (1)	Tasks /Activity (2)	Percentage of actual work done (As on 19/01/2023) (3)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums : 2 Number (Parking/1 st +Parking /2 nd)	50%
4	Plinth (1 Number)	100%
5	Stilt Floor (1)	50%
6	Slabs of Super Structure (23 Numbers)	10%
7	Internal walls, Internal Plaster, Floorings Doors and Windows within Flat/Premises.	5%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	15%



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TABLE- A

Layout / Building C / Wing-Number

Sr. No (1)	Tasks /Activity (2)	Percentage of actual work done (As on 19/01/2023) (3)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums : 2 Number (Parking/1 st +Parking /2 nd)	50%
4	Plinth (1 Number)	100%
5	Stilt Floor (1)	50%
6	Slabs of Super Structure (23 Numbers)	30%
7	Internal walls, Internal Plaster, Floorings Doors and Windows within Flat/Premises.	5%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	15%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	15%



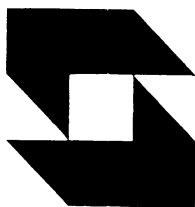
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TABLE- A

Layout / Building D / Wing Number

Sr. No (1)	Tasks /Activity (2)	Percentage of actual work done (As on 19/01/2023) (3)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums : 2 Number (Parking/1 st +Parking /2 nd)	50%
4	Plinth (I Number)	100%
5	Stilt Floor (I)	50%
6	Slabs of Super Structure (23 Numbers)	45%
7	Internal walls, Internal Plaster, Floorings Doors and Windows within Flat/Premises.	5%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	15%



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TABLE- A

Layout / Building E / Wing Number

Sr. No (1)	Tasks /Activity (2)	Percentage of actual work done (As on 19/01/2023) (3)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums : 2 Number (Parking/1 st +Parking /2 nd)	50%
4	Plinth (1 Number)	100%
5	Stilt Floor (1)	50%
6	Slabs of Super Structure (23 Numbers)	40%
7	Internal walls, Internal Plaster, Floorings Doors and Windows within Flat/Premises.	5%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	15%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	15%



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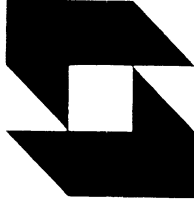
TABLE- A

Layout / Building F / Wing-Number

Sr. No (1)	Tasks /Activity (2)	Percentage of actual work done (As on 19/01/2023) (3)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums : 2 Number (Parking/1 st +Parking /2 nd)	50%
4	Plinth (1 Number)	100%
5	Stilt Floor (1)	50%
6	Slabs of Super Structure (23 Numbers)	35%
7	Internal walls, Internal Plaster, Floorings Doors and Windows within Flat/Premises.	5%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	15%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	15%

Signature

Signature



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TABLE- A

Layout / Building G / Wing-Number

Sr. No (1)	Tasks /Activity (2)	Percentage of actual work done (As on 19/01/2023) (3)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums : 2 Number (Parking/1 st +Parking /2 nd)	50%
4	Plinth (1 Number)	100%
5	Stilt Floor (1)	50%
6	Slabs of Super Structure (23 Numbers)	20%
7	Internal walls, Internal Plaster, Floorings Doors and Windows within Flat/Premises.	5%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	15%



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TABLE-B

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

Sr. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work done (As On date 19/01/2023)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	5%	
2	Water Conservation/ Rain Water Harvesting.	Yes	0%	
3	Energy Management	Yes	0%	
4	Fire Protection & Fire Safety Requirements	Yes	0%	
5	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
6	Aggregate area of recreational open space.	Yes	0%	
7	Open Parking	Yes	0%	
8	Water Supply	Yes	0%	
9	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	0%	
10	Storm Water Drains	Yes	0%	
11	Landscaping & Tree Planting	Yes	40%	
12	Street Lighting	Yes	0%	
13	Community Buildings	Yes	20%	
14	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
15	Solid Waste Management and Disposal	Yes	0%	
16	Others (option to add more)			



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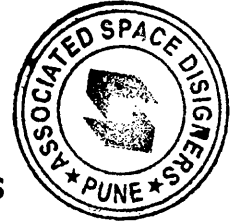
Yours Faithfully

Name


:AR. KALPAK DESHMUKH

Address

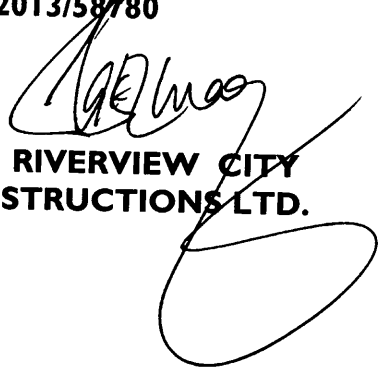
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401, SUMMER COURT,
MAGARPATTA CITY,
PUNE 411 013



Registration No.

:CA/2013/58780

Agreed & Accepted by


:M/S. RIVERVIEW CITY
CONSTRUCTIONS LTD.

Signature of Promoter

:

Name

:

Date :