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ARCHITECT'S CERTIFICATE

Date: 31st Dec 2019

To
The Mahindra Lifespace Developers Ltd.
Mahindra Towers ,5th floor, Dr G M Bhosale Marg, Worli,
Mumbai 400018.

Subject: Certificate of Percentage of Completion of Construction Work of 3 Nos. of Building (s) + Car park tower of the Project Mahindra 'Vicino' (Building 1- A1A2, Building 2 – A3A4, Building 3 – A5A6 & Car park tower).

Vicino A1A2- [RERA No : P51800022126] situated on the Plot bearing CTS No 247A, 247B, 243B/1, 243B/2 demarcated by its boundaries 18.3 meter wide DP road to the east side, 13.4 meter wide road to the west side, Part abutting "Sethi Industries & Asha House" and part abutting I Zone to the north side, Part abutting "Dipti Classic" and part abutting I Zone to the south side of the plot.

/ Vicino A3A4- [RERA No : P51800022067] situated on the Plot bearing CTS No 247A, 247B, 243B/1, 243B/2 demarcated by its boundaries 18.3 meter wide DP road to the east side, 13.4 meter wide road to the west side, Part abutting "Sethi Industries & Asha House" and part abutting I Zone to the north side, Part abutting "Dipti Classic" and part abutting I Zone to the south side of the plot.

/ Vicino A5A6- [RERA No : .....] situated on the Plot bearing CTS No 247A, 247B, 243B/1, 243B/2 demarcated by its boundaries 18.3 meter wide DP road to the east side, 13.4 meter wide road to the west side, Part abutting "Sethi Industries & Asha House" and part abutting I Zone to the north side, Part abutting "Dipti Classic" and part abutting I Zone to the south side of the plot.

On Plot bearing CTS No 247A, 247B, 243B/1, 243B/2 Gundavali village, Andheri Taluka, Mumbai, admeasuring 6739 sqm. area being developed by Mahindra Lifespace Developers Limited.

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Sir,

I/We **M/S Morphogenesis** have undertaken assignment as Architect of certifying completion of Construction Work of 3 Nos. of Building (s) + Car park tower of the Project Mahindra 'Vicino' (Building 1- A1A2, Building 2 – A3A4, Building 3 – A5A6 + Car park tower).

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/ Vicino A5A6- [RERA No : .....] situated on the Plot bearing CTS No 247A, 247B, 243B/1, 243B/2 demarcated by its boundaries 18.3 meter wide DP road to the east side, 13.4 meter wide road to the west side, Part abutting "Sethi Industries & Asha House" and part abutting I Zone to the north side, Part abutting "Dipti Classic" and part abutting I Zone to the south side of the plot.

On Plot bearing CTS No 247A, 247B, 243B/1, 243B/2 Gundavali village, Andheri Taluka, Mumbai, admeasuring 6739 sqm. area being developed by Mahindra Lifespace Developers Limited.

1. Following technical professionals are appointed by /Promoter: -
   (i) M/s Morphogenesis as Architect;
   (ii) M/s Whitby Wood Pritamdasani as Structural Consultant
   (iii) M/s Enersave as MEP Consultant
   (iv) M/s Gem Engserv as Quantity Surveyor.

   Based on site Inspection, with respect to each of the Building 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 MahaRERA 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.

Building 1 : Vicino A1A2

Percentage Completion As on Dec'19	Vicino A1A2
Excavation	100%
No. of basements	100%
01 No of Plinth	100%
00 number of Podiums	NA
00 number of Stilt Floor	40%
15 number of Slabs of Super Structure	0%
Internal walls, Internal Plaster,	0%
Floorings within Flats/Premises,	
Doors and Windows to each of the Flat/Premises	
Sanitary Fittings within the Flat/Premises,	0%
Electrical Fittings within the Flat/Premises	
Staircases, Lifts Wells and Lobbies at each	0%
Floor level connecting Staircases and Lifts,	
Overhead and Underground Water Tanks	
The external plumbing and external plaster,	0%
elevation, completion of terraces with waterproofing of the Building/Wing,	
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,	0%
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	

Percentage Completion As on Dec'19	Vicino A3A4
Excavation	100%
No. of basements	NA
01 No of Plinth	15%
00 number of Podiums	NA
00 number of Stilt Floor	0%
15 number of Slabs of Super Structure	0%
Internal walls, Internal Plaster,	0%
Floorings within Flats/Premises,	0%
Doors and Windows to each of the Flat/Premises	0%
Sanitary Fittings within the Flat/Premises,	0%
Electrical Fittings within the Flat/Premises	0%
Staircases, Lifts Wells and Lobbies at each	0%
Floor level connecting Staircases and Lifts,	
Overhead and Underground Water Tanks	
The external plumbing and external plaster,	0%
elevation, completion of terraces with waterproofing of the Building/Wing,	
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,	0%
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	

Percentage Completion As on Dec'19	Vicino A5A6
Excavation	100%
No. of basements	NA
01 No of Plinth	70%
00 number of Podiums	NA
00 number of Stilt Floor	0%
15 number of Slabs of Super Structure	0%
Internal walls, Internal Plaster,	0%
Floorings within Flats/Premises,	0%
Doors and Windows to each of the Flat/Premises	0%
Sanitary Fittings within the Flat/Premises,	0%
Electrical Fittings within the Flat/Premises	0%
Staircases, Lifts Wells and Lobbies at each	0%
Floor level connecting Staircases and Lifts,	
Overhead and Underground Water Tanks	
The external plumbing and external plaster,	0%
elevation, completion of terraces with waterproofing of the Building/Wing,	
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,	0%
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 Work in Respect of the entire registered buildings

DESCRIPTION	%COMPLETION	%COMPLETION	%COMPLETION
	A1A2	A3A4	A5A6
Internal Roads & Foot paths	50%	50%	50%
Water Supply	5%	5%	5%
Sewerage (chamber, lines, Septic Tank , STP)	5%	5%	5%
Storm Water Drains	0%	0%	0%
Landscaping & Tree Planting	5%	NA	0%
Street Lighting	0%	0%	0%
Treatment and disposal of sewage and sullage water	5%	NA	NA
Solid Waste management & Disposal	0%	NA	NA
Water conservation, Rain water harvesting	10%	NA	NA
Energy Management	0%	0%	0%
Fire protection and fire safety requirements	0%	0%	0%
Electrical meter room, sub-station, receiving station	10%	10%	10%

Yours Faithfully

Signature & Name of Architect

John Alok Decruz
Architect
CA/2011/51611

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