

## ARCHITECT'S CERTIFICATE

Date: 13<sup>th</sup> July 2020

To  
The Mahindra Lifespace Developers Ltd.  
Mahindra Towers ,5<sup>th</sup> 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.**

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).

**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.**

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**

| <b>Percentage Completion as on June'2020</b>                                                                                                                                                                   | <b>Vicino A1A2</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Excavation                                                                                                                                                                                                     | 100%               |
| No. of basements                                                                                                                                                                                               | 100%               |
| 01 No of Plinth                                                                                                                                                                                                | 100%               |
| 00 number of Podiums                                                                                                                                                                                           | NA                 |
| 00 number of Stilt Floor                                                                                                                                                                                       | 100%               |
| 15 number of Slabs of Super Structure                                                                                                                                                                          | 7%                 |
| 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       |                    |
|                                                                                                                                                                                                                |                    |

| <b>Percentage Completion as on June'2020</b>                                                                                                                                                                   | <b>Vicino A3A4</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Excavation                                                                                                                                                                                                     | 100%               |
| No. of basements                                                                                                                                                                                               | NA                 |
| 01 No of Plinth                                                                                                                                                                                                | 70%                |
| 00 number of Podiums                                                                                                                                                                                           | NA                 |
| 00 number of Stilt Floor                                                                                                                                                                                       | 0%                 |
| 14 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       |                    |

| <b>Percentage Completion as on June'2020</b>                                                                                                                                                                   | <b>Vicino A5A6</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Excavation                                                                                                                                                                                                     | 100%               |
| No. of basements                                                                                                                                                                                               | NA                 |
| 01 No of Plinth                                                                                                                                                                                                | 70%                |
| 00 number of Podiums                                                                                                                                                                                           | NA                 |
| 00 number of Stilt Floor                                                                                                                                                                                       | 0%                 |
| 14 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

