Form 1 - Q4 - Jan to Mar 2023

Krataarth Architects

Annexure A
FORM 1
(See Regulation 3)
ARCHITEC'I"S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 31/03/2023
To,
M/s. Royal's Realtors
B-3, Avani Apartments,
W.E. Highway,
Dahisar (East), Mumbai- 400 068

Subject: Certificate of Percentage of Completion of Construction Work of SHREE ROYAL HEIGHT situated on C.T.S. No. 113 and 113/1 to 4, Village Akruli situate at Ashok Nagar, Kandivali (East), Mumbai - 400 101, having MahaRERA Registration Number P51800022042, being developed by M/s. Royal's Realtors.

Sir,

I Mr. UDAY KANADIA of M/s. KRATAARTH ARCHITECTS have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of SHREE ROYAL HEIGHT situated on C.T.S. No. 113 and 113/1 to 4, Village Akruli situate at Ashok Nagar, Kandivali (East), Mumbai - 400 101, having MahaRERA Registration Number P51800022042, being developed by M/s. Royal's Realtors.

I, Based on Site Inspection, with respect to each of the Building/Wing 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 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.

409, Highway Commercial Centre, I.R. Patel Road, Laghu Udyog, Behind HP Petrol Pump,
Off Western Express Highway, Goregaon (East), Mumbai - 400 063.
Mob. +91-9819881111 • Tel. 022 2686 8134 • E-mail : krataarth@gmail.com / uday.kanadia@gmail.com

TABLE - A

One Building, Single Wing of "SHREE ROYAL HEIGHT"

Sr. No	Tasks /Activity	Percentage of work done (As on Date of Certificate)
1	Excavation	100%
2.	Basement	----
3	Podium	----
4	Plinth	100%
5	Stilt Floor	0%
6	18 number of Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, floorings, doors and windows within flat/premises.	77.05%
8	Sanitary & Electrical Fittings within the Flat/Premises,	50%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90.47%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	86.16%
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.	64.02%

409, Highvale Commercial Centre, I.B. Patel Road, Laghu Udyog, Behind HP Petrol Pump,
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TABLE – B

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

S. No.	Common areas and Facilities, Amenities.	Proposed. (Yes/No)	Percentage of Work done. (As on date of the Certificate)	Details.
1.	Internal Roads & Footpaths.	No	0%	N.A.
2.	Water Supply.	Yes	0%	Drinking Water Permission after O.C. Received.
3.	Sewerage (chamber, lines, Septic Tank, STP).	Yes	80%	Sewerage Remark obtained shall complete before O.C.
4.	Storm Water Drains.	Yes	50%	SWD Remark obtained shall complete before O.C.
5.	Landscaping & Tree Planting.	Yes	0%	S. G. NOC obtained. shall complete before O.C.
6.	Street Lighting.	No	0%	N.A.
7.	Community Building.	No	0%	N.A.
8.	Treatment and disposal of sewage and sullage water.	No	0%	N.A.
9.	Solid Waste Management And Disposal.	No	0%	N.A.
10.	Water Conservation, Rain water Harvesting.	Yes	0%	Shall complete before O.C. Consultants appointed.
11.	Energy Management.	No	50%	N.A.
12.	Fire protection and fire safety Requirements.	Yes	50%	CFO NOC obtained shall complete before O.C..
13.	Electrical meter Room, sub-station, receiving station.	Yes	10%	Shall complete before O.C.
14.	Others.	Yes	10%	Site Development.

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Krataarth Architects

Thanking You,

Yours faithfully,
M/s. KRATAARTH ARCHITECTS

Mr. UDAY KANADIA
[Architect]
Reg.No.CA/2005/35347

Agreed and Accepted by
For M/s. Royals Realtors

Partner
Mr. Mitesh Ashok Lal
Date :_____

405, Highway Commercial Center, J.B. Patel Road, Laghu Udyog, Behind HP Petrol Pump,
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