

Form 1 - Q1 - Apr 16 to Jun 2023



Annexure A

FORM 1

(See Regulation 3)

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 30/06/2023

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.



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.	100%
8	Sanitary & Electrical Fittings within the Flat/Premises,	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%



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.	100%
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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	100%	Sewerage Remark obtained shall complete before O.C.
4.	Storm Water Drains.	Yes	100%	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	No	0%	N.A.



	Management And Disposal.			
10.	Water Conservation, Rain water Harvesting.	Yes	100%	Shall complete before O.C. Consultants appointed.
11.	Energy Management.	No	0%	N.A.
12.	Fire protection and fire safety Requirements.	Yes	100%	CFO NOC obtained shall complete before O.C..
13.	Electrical meter Room, sub-station, receiving station.	Yes	100%	Shall complete before O.C.
14.	Others.	Yes	100%	Site Development.

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 : _____

