

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: 01-01-2023

To

The ROYAL RANCHES

Subject: Certificate of percentage of completion of construction work of ROYAL RANCHES having MahaRERA Registration Number P50500026907 (Only applicable after project registration) being developed by MUSTAFA HASSONJEE AND MASOOD HASAN DARIWALA PROMOTOR OF ROYAL RANCHES.

Sir,

I NARAYAN PALSAPURE have undertaken assignment as Architect/Licensed Surveyor of certifying percentage of Completion of Construction work of the ROYAL RANCHES having MahaRERA Registration Number P50500026907 being developed by MUSTAFA HASSONJEE AND MASOOD HASAN DARIWALA PROMOTOR OF ROYAL RANCHES.

Based on site Inspection, with respect to layout/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 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.

Table A

Layout/Building/Wing No. _____ (To be prepared separately for each layout/building/wing of the project)

Sr. No.	Task/Activity	Percentage of actual work done (As on the date of certificate)
(1)	(2)	(3)

1	Excavation	100%
2	Basements (if any)	NA
3	Podiums (If any)	NA
4	Plinth	NA
5	Stilt Floor	NA
6	Slabs of Super Structure	NA
7	Internal Walls ,Internal Plaster, Floorings, Doors and Windows Within Flats /Premises	100%
8	Sanitary Fittings Within the Flat/Premises	NA
9	Staircases, Lifts Wells and Lobbies at each Floor level overhead Underground Water Tanks	NA
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 Equipments ,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 the project as per specifications in agreement of sale. Any other activities.	100%

Table B

Common Areas (Internal & External Development Works) in respect of the registered phase /project number

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work Done (As on date of the certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads and Footpaths	YES	75%	Concrete Roads COMPLETED
2.	Water Supply	YES	100%	ALL PIPELINES &

				BOREWELL DONE
3.	Sewerage (chamber, Lines, Septic Tank, STP)	YES	100%	ALL SEPTIC LINE DONE
4.	Storm Water Drains	YES	100%	ALL STROM DRAIN LINE COMPLETED
5.	Landscaping & Tree Planting	YES	100%	
6.	Street Lighting	YES	40%	
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and Sullage water	YES	0%	
9.	Solid Waste Management & Disposal	NO	NA	
10.	Water Conservation/Rain Water harvesting	YES	100%	
11.	Energy Management	NO	NA	
12.	Fire Protection And Fire Safety Requirements	NO	NA	
13.	Electrical meter room, Sub-Station, Receiving station	YES	100%	
14.	Others (Option to Add more)			

Yours Faithfully

NARAYAN PALSAPURE

(License No: STATE/R/2022/APL/02027)

Agreed and Accepted by:

Signature of Promoter

Name: MUSATA HASSAN

Date: 01 Jan 23

N. Palsapure

PALSAPURE & ASSOCIATES

Consulting Engineer, Project Consultant

Regd. Valuer, Interior Designer

9E, SURYA NAGAR, NAGPUR - 8