N. K. Palsapure
M. Tech (Struct, IIT Bombay), MIE, FACCE (I), FICI, MACI



PALSAPURE
& ASSOCIATES
- Registered Valuer
- Consulting Engineer
- Project Consultant
- Architect
- Interior Designer
- Regd. No. CAT I/299/1988/W.T.
IBBI/RV/07/2019/11444

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:01-04-2023

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 don (As on the date of certificate)

9E, Shop No. 1, Mittal Complex, Opp. Hotel Gomti, Suryanagar, Nagpur - 440 035
Email: narayan@palsapure0201@gmail.com, narayan@ palsapure.com M.: 9422113814

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(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

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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	100%	
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)

PALSAPURE & ASSOCIATES
Consulting Engineer, Project Consultant
Regd. Valuer, Interior Designer
9E, SURYA NAGAR, NAGPUR - 8

Agreed and Accepted by:

IKON BUILDCON

Signature of Promoter

Name: MUSTAFA HASSONJEE PARTNER

Date: 1/04/23

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