Padole Associates
Architectural Consultant
60, Gurukrupa Lay-out, Near Naik Nagar, Manewada Ring Road, Nagpur-27.

Mahesh D. Padole
Architectural Consultant
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• Consulting Engineer • Architectural Designer • Planner, Estimator, Valuer • Licenced Surveyar

Form 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date : 30/09/2024

To

The Royal Buildon,
Flat No. 101,Maroti Apartment
New Prerna Nagar ,Katol Road Nagpur-440013.

Subject: Certificate of Percentage of Completion of Construction Work of **ROYAL HEIGHTS One (1)** No. of Building(s)/--Wing(s) of the **Single** Phase of the Project [MahaRERA Registration Number **P50500051087**] situated on the Plot bearing C.N. No /CTS No. 67 /City Survey no. 660/1 / **Final Plot no 1** demarcated by its boundaries (latitude and longitude of the end points) Plot No. 2,3_to the North, Govt.Share to the South, 9.0 Mt.Road to the East, Prerna Nagar Society to the West, Division- West. Village-Borgaon,Taluka-Nagpur, District-Nagpur, PIN 440013 admeasuring 2324.981 sq.mts. area being developed by **Royal Buildcon** (Proprietor firm)

Sir,
I/~~We~~ Mahesh Padole have undertaken assignment as Architect/~~licensed Surveyor~~ of certifying Percentage of Completion of Construction Work of One (1) No. of Building(s)/--Wing(s) of the Single Phase of the Project [MahaRERA Registration Number **P50500051087**] situated on the Plot bearing C.N. No CTS No. 67 /City Survey no.660/1 Final Plot No. 1, Division- Nagpur Village-Borgaon, Taluka - Nagpur, District-Nagpur, PIN 440013 admeasuring 2324.981 sq.mts. area being developed by **Royal Buildcon** .

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) ~~M/s~~/Shri/~~Smt~~ Mahesh Padole as L.S. / Architect ;
   (ii) ~~M/s~~/Shri/~~Smt~~ Aashish Soni as Structural Consultant
   (iii) ~~M/s~~/Shri/~~Smt~~ K. Mandlik as MEP Consultant
   (iv) ~~M/s~~ /Shri / ~~Smt~~ Sanjay Choudhari as Site Supervisor

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 aforesaid Real Estate as registered vide number **P50500051087**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

Building/~~Wing~~ Number **ROYAL HEIGHTS**

(to be prepared separately for each Building/Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work Done
1	Excavation	100%
2	1 number of ~~Basement(s)~~ and Plinth	100%
3	0 number of Podiums	NA
4	1 Stilt Floor	100%
5	8 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	60%
7	Sanitary Fitting within the Flat/Premises, Electrical fittings within the Flat /Premises	40%
8	Staircases, Lifts Wells and lobbies at each floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	40%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
10	Installation of lifts, water pumps, Fire Fighting fittings and Equipment as per CFO NOC, Electrical Fitting to Common Areas, electro, mechanical Equipment, Compliance to condition of environment/CRZ NOC , Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing and all other requirements as may be required to Obtain Occupation / Completion certificate	0%

TABLE-B

Internal and External Development Work in Respect of the entire Registered phase

Sr. no	Common areas and Facilities , Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads and footpaths	No	NA	NA
2	Water Supply	Yes	0%	Borewell & NMC Water
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Chambers
4	Storm Water Drains	No	NA	NA
5	Landscaping and tree planting	No	NA	NA
6	Street lighting	No	NA	NA
7	Community buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water	No	NA	NA
9	Solid waste management and disposal	No	NA	NA
10	Water conservation, Rain water harvesting	Yes	0%	As per NIT Rules
11	Energy Management	No	NA	NA
12	Fire protection and fire safety Requirement	No	NA	NA
13	Electrical meter room, Substation, receiving station	No	NA	NA
14	Other (Option to Add More)	No	NA	NA

Yours Faithfully

Arch. MAHESH PADOLE (Architect)
(license No 2090)

MAHESH PADOLE
ARCHITECT / ENGINEER
NIT LIC-2090 NMRDA LIC-339
STATE/R/2022/APL/01546
MANEWADA-9923299718