



Vilas J. Yele (B.Arch.)
Liasioning & Consulting Architects

Date: 31/12/2019

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)

To,

M/s. Royal Construction Combine India Pvt. Ltd.
Office Number 603 & 604 , Clover Hills Plaza,
NIBM –Undri Road , Kondhwa Khurd,
Pune – 411 048.

Subject: Certificate of Percentage of Completion of Construction Work of **Building 'A'** of the **" Royal Palms"** Project situated on the Plot bearing Survey No.20 demarcated by its boundaries (latitude and longitude of the end Points) **Survey No. 20 Hissa Number 1 to 7 , Mohamadwadi , NIBM Annex , Behind Marvel Sangria , Pune – 411 048. Admeasuring - 13500 Sq.mts. area being developed by M/s. Royal Construction Combine India Pvt. Ltd.**

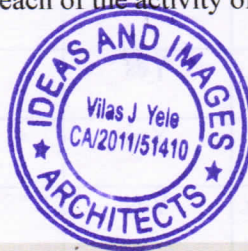
Sir,

I/We **Mr. Vilas J. Yele** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **"A" Wing** of the **" Royal Palms"** Project, Situated on the Survey no. 20 of Division Pune, Village Mohammed Wadi, Taluka Haveli, District- Pune, and Pin. -411048 admeasuring 13500.00 sq.mts. Area being developed by **M/s. Royal Construction Combine India Pvt. Ltd.**

1. Following technical professionals are appointed by Owner/Promoter:-

- i. **M/s. Ideas and Images, Mr. Vilas J. Yele Lic. No. CA / 2011 / 51410 as L.S./Architect**
- ii. **Mr. Rajesh Mankani (Design Werkz) as Structural Consultant**
- iii. **M/s. Unicom MEP Consultancy Pvt. Ltd. as MEP Consultant.**
- iv. **Mr. Sarfraz Kazi (PM) 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 Real Estate Project as registered vide number **P52100016753** under MAHA RERA is as per table A herein below. The percentage of the work executed is tentatively of the total project with respect to each of the activity of the entire phase is detailed in Table.



Handwritten signature and date: 31/12/2019

Add. 6/11, Bhagirathi Tower 1, Hotel Konkan Express Lane, near
Rahul Nagar, Kothrud, Pune – 411 038.

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Table A

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

Sr. No.	Task/ Activity	Percentage work
1	Excavation	80 %
2	Raft Foundation	70 %
3	Basement	0
4	Stilt Floor (Ground Level)	0
5	1 st Number of Podium	0
6	1 st slabs of Super Structure	0
7	Internal walls, Internal Plaster, Floorings within Flat/Premises, Doors and Windows to each of the flat/ premises	0
8	Sanitary fittings within the flat / premises, Electrical fittings within the flat / premises.	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0



TABLE-B

Internal & External Development works 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 & Footpaths	Yes	0	Internal roads in Tremix Concrete/Paved.
2	Water Supply	Yes	0	Water Supply provision through Bore well OR Water Tanker.
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0	STP
4	Storm Water Drains	Yes	0	As per drawing obtained from Consultant.
5	Landscaping & Tree Planting	Yes	0	As per drawing obtained from Consultant.

6	Street Lighting	Yes	0	As per drawing obtained from Consultant.
7	Community Buildings	Yes	0	Club House in recreational open space.
8	Treatment and disposal of sewage and sullage water	No	0	NA
9	Solid Waste management & Disposal	Yes	0	Dry and Wet Garbage in separate Dustbins.
10	Water conservation, Rain water harvesting	Yes	0	Rain water Harvesting
11	Energy management	Yes	0	Solar water Heater and LED common street.
12	Fire protection and fire safety requirements.	Yes	0	As per drawing obtained from Consultant.
13	Electrical meter room, sub-station, receiving station	Yes	0	As per drawing obtained from Consultant.
14	Aggregate area of recreational open space.	Yes	0	Sq. Mtrs. (As per Plan)
15	Open Parking	Yes	0	Open and Visitors parking have been made.

Yours Faithfully

[Signature]
31/12/19

For: - **iDeas and iMages**

Mr. Vilas J. Yele

Lic. No. CA/2011/51410

Architect and Project Consultant



Agreed And Accepted By:

Signature of Promoter

Name : M/s. Royal Construction Combine India Pvt. Ltd.

Through Mr. Latif Ahamad Manjothi

Date: 31.12.2019