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I N D I A



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Annexure A

FORM 1

(See Regulation 3)

ARCHITECT CERTIFICATE

To,
M/s. Rikki Ronie Developers,
6th Floor, Shah Trade Centre,
Rani Sati Marg, Nr. W. Exp. Highway,
Malad (E), Mumbai- 400 097.

Date: 06.01.2023

Subject : Certificate of Percentage of Completion of Construction Work upto 31st December 2022 of Building No. 1, ROYAL LAGOON (Wing-E) having MahaRERA Registration No. P51800026297 being developed by M/s. Rikki Ronie Developers situated on the Plot bearing C.T.S. No. 6A/16, village Malwani, Jankalyan Nagar, Malad(W), Mumbai – 400095

Sir,

I, PreetiK. Barai of M/s. Barai Architects have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Building No. 1, **ROYAL LAGOON (Wing-E)** having MahaRERA Registration No.P51800026297 being developed by M/s. Rikki Ronie Developers.

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 under MahaRERA is as per table A herein below. The percentage of the work executed till 31st December 2022 with respect to each of the activity of the entire phase is detailed in Table B.

Table A

Project /Building name – **ROYAL LAGOON (WING E).**

Sr. No.	Task Activity	Percentage of Actual Work Done
1.	Excavation	100%
2.	Basement / Lower ground.	NA
3.	Podiums	0%
4.	Plinth	100%

5.	Stilt Floor	0%
6.	34 Number of Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8.	Sanitary fittings within the Flat/premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of The Building/Wing	0%
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 specification in agreement of Sale. Any other activities.	0%

TABLE-B

Common Areas (Internal & External Development Work) in Respect of the Registered Project.

Sr. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	NO	0%	NA
2.	Water Supply	YES	0%	Will be supplied by MCGM after OCC
3.	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	Will be complied before OCC
4.	Storm Water Drains	YES	0%	Will be complied before OCC
5.	Landscaping & Tree Planting	YES	0%	Will be complied before OCC
6.	Street Lighting	YES	100%	installed by MCGM
7.	Community Buildings	NO	NA	NA
8.	Treatment and disposal of sewage and sullagewater	YES	0%	Will be complied before OCC
9.	Solid waste management and disposal	YES	0%	Will be complied before OCC
10.	Water conservation/ Rain water harvesting	YES	0%	Will be complied before OCC
11.	Energy Management	NO	NA	NA
12.	Fire protection and fire safety requirements	YES	0%	Will be complied before OCC

13.	Electrical meter room, substation, receiving station	YES	0%	Will be complied before OCC
14.	Other	NA	NA	NA

Yours Faithfully
M/s. Barai Architect,

Preeti K. Barai
(CA/97/21402)

Agree and Accepted by:

Mr. Himmat G. Kachhara,
M/s. Rikki Ronie Developers,
Partner

Mr. Premji H. Shah
M/s. Rikki Ronie Developers,
Partner