

A - 301, Agarwal B2B Centre, D'Monte Lane, near Malad Industrial Estate, Oriem,
above Silver Oak hotel, Kanchpada, Malad (W), Mumbai - 400064.
Tel : +91 22 2889 6778 / 6769 | Email : skytechconsultants11@gmail.com



Annexure A
FORM 1
(See Regulation 3)
ARCHITECT CERTIFICATE

To
M/s. Royal Realtors,
6th Floor, Shah Trade Centre,
Rani Sati Marg,
Near W. E. Highway,
Malad (E), Mumbai: 400097.

Date: 08.04.2022

Subject: Certificate of Percentage of Completion of Construction Work till 31st March 2022 of ROYAL PRISTO and ROYAL PARV having MahaRERA Registration No.P51800019529 being developed by M/s. Royal Realtors. situated on the Plot bearing CTS No.712, 713, 714, 715,716, 717A, 717B, 717/1 TO 7 & 13, 718, 719, 719/1 TO 14, 720, 720/1 TO 2, 721, 721/ 1 TO 6,722, 723,724, 724/1 1 TO 2Village Malad (E), VaishetPada, Road No. 1, Malad (E), Mumbai: 400097

Sir,

I, Suresh Gaikwad of M/s. Skytech Consultants, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of ROYAL PRISTO and ROYAL PARV having MahaRERA Registration No. P51800019529 by M/s. Royal Realtors.

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

TABLE A

Project name- **ROYAL PRISTO**, Building Name – **ROYAL PARV**

Sr. No.	Task Activity	Percentage of Actual Work Done
1.	Excavation	100%
2.	Basement / Lower ground.	100%
3.	Podium	100%

4.	Plinth	100%
5.	Stilt Floor	0%
6.	25 Number of Slabs of Super Structure	50%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	7%
8.	Sanitary fittings within the Flat/premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	12%
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 Works) in Respect of Registered Project.

Sr. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done	Details
1.	Internal Roads & Foot paths	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 supplied by MCGM after OCC
4.	Storm Water Drains	Yes	0%	Will be supplied by MCGM after OCC
5.	Landscaping & Tree Planting	Yes	0%	Will be supplied by MCGM after OCC
6.	Street Lighting	Yes	0%	Will be supplied by MCGM after OCC
7.	Community Buildings	No	NA	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0%	Will be supplied by MCGM after OCC
9.	Solid waste management and disposal	Yes	0%	Will be supplied by MCGM after OCC
10.	Water conservation Rain water harvesting	Yes	0%	Will be supplied by MCGM after OCC

11.	Energy Management	No	NA	NA
12.	Electrical meter room, substation, receiving station	Yes	0%	Will be supplied by MCGM after OCC
13.	Other	NA	NA	NA

TABLE A

Project name- **ROYAL PRISTO**, Building Name – **ROYAL PRISTO**

Sr. No.	Task Activity	Percentage of Actual Work Done
1.	Excavation	100%
2.	Basement	100%
3.	Podium	100%
4.	Plinth	100%
5.	Stilt Floor	0%
6.	26 Number of Slabs of Super Structure	15%
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 Works) in Respect of Registered Project.

Sr. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Actual 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 supplied by MCGM after OCC
4.	Storm Water Drains	Yes	0%	Will be supplied by MCGM after OCC
5.	Landscaping & Tree Planting	Yes	0%	Will be supplied by MCGM after OCC
6.	Street Lighting	Yes	0%	Will be supplied by MCGM after OCC
7.	Community Buildings	No	NA	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0%	Will be supplied by MCGM after OCC
9.	Solid waste management and disposal	Yes	0%	Will be supplied by MCGM after OCC
10.	Water conservation Rain water harvesting	Yes	0%	Will be supplied by MCGM after OCC
11.	Energy Management	No	NA	NA
12.	Electrical meter room, substation, receiving station	Yes	0%	Will be supplied by MCGM after OCC
13.	Other	NA	NA	NA

Yours Faithfully

M/s. Skytech Consultants



Mr. Suresh Gaikwad.
(CA/90/13315)

Agree And Accepted by:



Mr. Himmat G. Kachhara
M/s. Royal Realtors,
Partner