

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: 25th August 2022

To,

Mr. Amit Rajendra Kudale and Mr. Mayur Samirmal Jain

1st Floor, Plot no. 3, S No. 146/8, Sinhagad Road, Dhayri Gormal, Near Chakankar Bungalow, Pune, Maharashtra 411041.

Subject: Certificate of Percentage of Completion of Construction work of ROYAL EMPIRE having MahaRERA Registration number Applied (Only Applicable after project Registration) being developed by Mr. Amit Rajendra Kudale and Mr. Mayur Samirmal Jain

Sir,

I / We, Ar. Aniruddha Dandekar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction work of ROYAL EMPIRE having its address at S. No. 147, H No. 2/4/5/6/8 Plot No. 24 & 25, S No. +146/8/9/2 (PT) + S No. 146 H No. 9F/2, Dhayri, Pune 411041 admeasuring about 15851 sq feet i.e. 1485.02 sq mtrs situated at, Village; Dhayri, Taluka, Haveli, Dist; Pune having MahaRERA Registration Number Applied (Only applicable after project Registration, being developed by Mr. Amit Rajendra Kudale and Mr. Mayur Samirmal Jain.

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.

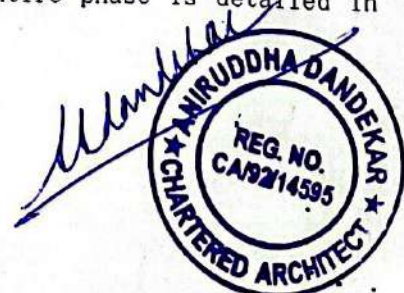


TABLE - A

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

Sr.No (1)	Tasks / Activity (2)	Percentage of Actual WorkDone (As on date of the Certificate) (3)
1	Excavation	100
2	Basements (if any)	0
3	Podiums (if any)	0
4	Plinth	100
5	Stilt Floor	100
6	Slabs of super Structure	70
7	Internal walls, Internal Plaster, Floorings, Doors, and windows within Flats / Premises	20
8	Sanitary Fittings within the Flat / Premises	0
9	Staircases, Lifts Wells, and Lobbies at each Floor Overhead and Underground Water tanks.	50
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 specifications in agreement of sale. Any other activities.	0



TABLE - B
Common Areas (Internal and External Development Works) in respect of the Registered
Phase / Project Number.

Sr.No (1)	Common areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual work done (As on date of the Certificate) (4)	Details (5)
1	Internal Roads & Footpaths	No	-	-
2	Water Supply	Yes	0	As per PMC Norms
3	Sewerage (Chamber lines, Septic Tank, STP)	Yes	-	As per Approved Drain Plans
4	Storm Water Drains	No	-	-
5	Landscaping & Tree Planting	No	-	-
6	Street Lighting	No	-	-
7	Community Buildings	No	-	-
8	Treatment and disposal of sewage and sullage water	No	-	-
9	Solid Waste Management & Disposal	No	-	-
10	Water Conservation/ Rainwater harvesting	Yes	0	As per ByeLaws
11	Energy management	No	-	-
12	Fire protection and fire safety requirements	Yes	0	To be Installed
13	Electrical meter room, sub- station, receiving station	Yes	-	Meter Boxes
14	Others (option to add more)	No	-	-

Your's Faithfully,



Aniruddha Dandekar

Mr. Aniruddha Dandekar
(L.No. : CA/92/14595)

Agreed and Accepted by:

Amit R. Kudale
Mr. Amit R. Kudale

Mayur Samirmal Jain
Mr. Mayur Samirmal Jain

Place: Pune

Date: 25th August 2022