

Shop No.3, 'Ashirwad', Plot No. 214-B, Opp. Kakad Industrial Estate, L. J. Cross Road No. 3, Mahim, Mumbai-400 016.

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FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE

Date: 14/12/2023

To,
M/s. VaibhavLaxmi Builders and Developers,
Stella Residency, 1st Floor, Wing - C,
Kannamwar Nagar,
Vikhroli-East, Mumbai-400083.

Subject: Certificate of Percentage of Completion of Construction Work of Royal Stone having MahaRERA Registration Number P51800029854 being developed by VaibhavLaxmi Builders and Developers.

Sir,

I, Sachin A. Raje have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work Royal Stone having MahaRERA Registration Number P51800029854 being developed by M/s. VaibhavLaxmi Builders and Developers.

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
Royal Stone – Wing - A.

Sr. No	Tasks /Activity	Percentage of Actual work done (as on the date of certificate)
1	Excavation	100
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	100
5	Stilt Floor	100
6	Slabs of Super Structure	100
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100
8	Sanitary Fittings within the Flat/Premises	100

9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100
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	100

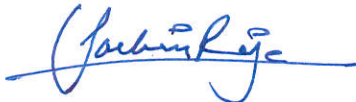
Table A
Royal Stone – Wing - B.

Sr. No	Tasks /Activity	Percentage of Actual work done (as on the date of certificate)
1	Excavation	100
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	100
5	Stilt Floor	100
6	Slabs of Super Structure	100
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100
8	Sanitary Fittings within the Flat/Premises	100
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100
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	100

TABLE-B
Common Areas (Internal & External Development Works) in Respect of the
Registered Phase/project number. (ROYAL STONE – WING A & B).

Sr. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work done (as on the date of certificate)	Details
1.	Internal Roads & Footpaths	No	NIL	Not Applicable
2.	Water Supply	Yes	100	All work done
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100	All work done
4.	Storm Water Drains	Yes	100	All work done
5.	Landscaping & Tree Planting	Yes	0	Not commenced on site
6.	Street Lighting	No	NIL	Not Applicable
7.	Community Buildings	No	NIL	Not Applicable
8.	Treatment and disposal of sewage and sullage water	No	NIL	Not Applicable
9.	Solid Waste management & Disposal	Yes	100	The Debris NOC is obtained before starting the construction work on site.
10.	Water conservation/ Rain water harvesting	Yes	100	All work done
11.	Energy management	No	NIL	Not Applicable
12.	Fire protection and fire safety requirements	Yes	100	All work done
13.	Electrical meter room, sub-station receiving station	Yes	100	All work done
14.	Others (option to add more)	-	-	-

Yours faithfully,



(Sachin A. Raje)
ARCHITECT
C.R. NO. : CA/93/16350.

Agreed and Accepted by:



Signature of Promoter
Name:
Date: 14/12/2023



