



ARCHITECTURE & INTERIOR DESIGN

CHAIRMAN - NOSHIR TALATI
M.DIRECTOR - NOZER PANTHAKY

DIRECTORS - NAUSHIR DEVITRE · PHIROZE PANTHAKI · ZAHIR CASSUM · SHAROOKH MEHTA · XERXES TALATI

FORM 1 (see Regulation 3)

ARCHITECT'S CERTIFICATE

July 28, 2017

To,
The Director,
Shree Ram Urban Infrastructure Ltd.
Shree Ram Mills Premises,
Ganpatrao Kadam Marg,
Lower Parel,
Mumbai- 400 013

Subject : Certificate of Percentage of Completion of Construction Work of Building Palais Royale project (MahaRERA Registration Number- Proposed to be registered under MahaRERA) situated on the Plot bearing CTS No.288 (part), 289 (part), 1/1540 (part), 2/1540 (part), 3/1540 (part) Plot no. 5B+6 demarcated by its boundaries (latitude N19°00'02.41254" and longitude E72°49'06.60810" to the North, latitude N18°59'55.13369" and longitude E72°49'15.05127" to the South, latitude N18°59'58.53976" and longitude E72°49'18.53507" to the East, latitude N19°00'01.08249" and longitude E72°49'05.84148" to the West of the end points) of Division Lower Parel, Village-G South Bewaji Sigalpada, Taluka- Mumbai, District- Mumbai City, PIN- 400 013 admeasuring 28,409.57 sq. mts. area being developed by Shree Ram Urban Infrastructure Limited in the first phase on the plot admeasuring 6,700 sq. mts.

Sir,

I, **Mr. Ratnakar Ravindra Pednekar**, have undertaken assignment as Architect of certifying percentage of completion of construction work of the Palais Royale project, situated on the plot bearing CTS No. 288 (part), 289 (part), 1/1540 (part), 2/1540 (part), 3/1540 (part) on Plot Nos. 5B+6 of Division-Lower Parel, village- G South Bewaji Sigalpada, Taluka-Mumbai, District- Mumbai City, Pin- 400 013 admeasuring 28,409.57 sq. mts. area being developed by Shree Ram Urban Infrastructure Ltd. in the first phase on the plot admeasuring 6,700 sq. mts.

Following technical professional are appointed for the Project :-

- (i) M/s. Talati & Panthaky-Associated Pvt. Ltd. as Architect
- (ii) M/s. Sterling Engineering Consultancy Services Pvt. Ltd. as Structural Consultant
- (iii) M/s. Pankaj Dharkar & Associates as MEP consultant
- (iv) M/s. Dongre Project Management Consultants Pvt. Ltd. as Quantity Surveyor
- (v) M/s. Raghuveer Urban Constructions Co. Pvt. Ltd. as Contractor

...2/-

TALATI & PANTHAKY-ASSOCIATED PVT. LTD.

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Based on the site inspection, with respect to the Building – Palais Royale Real Estate Project, We certify that as on date of this certificate, the percentage of work done of the said building as registered vide number proposed to be registered 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

Building- Palais Royale

Sr. No.	Tasks/Activity	Percentage of Work done
1.	Excavation	80%
	2 number of Basement (s) and Plinth	80%
3.	8 number of Podiums	70%
4.	Stilt Floor	80%
5.	Slabs of super Structure	100%
6.	Internal walls, internal plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat / Premises	20%
7.	Sanitary Fittings within the Flat/Premises, Electricals Fittings within the Flat/ Premises	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircase and Lifts, Overhead and underground Water Tanks	70%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building	30%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate.	20%

...3/-

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CEEJAY HOUSE, SHIV SAGAR ESTATE, DR. ANNIE BESANT ROAD, WORLI, MUMBAI - 400 018
TEL : + 91 - 22 - 2493 8113 / 6626 9400 . FAX : 2493 8112 . E-MAIL : admin@tparch.net / tpa.administration@gmail.com . Website : www.tparch.net

CIN: U27200MH1973PTC016234



EST. 1964
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TABLE - B

**Internal & External Development Works in Respect of Proposed to be registered under
MahaRERA**

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes / No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	2%	Work in Progress
2.	Water Supply	Yes	10%	Work in Progress
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	5%	Work in Progress
4.	Storm Water Drains	Yes	0%	Pending
5.	Landscaping & Tree Planting	Yes	0%	Pending
6.	Street Lighting	Yes	0%	Pending
7.	Community Buildings	No	0%	NA
8.	Treatment and disposal of sewage and sullage water	Yes	5%	Work in Progress
9.	Solid Waste management & Disposal	Yes	5%	Work in Progress
10.	Water conservation, Rain water harvesting	Yes	50%	Work in Progress
11.	Energy management	Yes	10%	Work in Progress
12.	Fire Protection and Fire Safety Requirements	Yes	10%	Work in Progress
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	20%	Work in Progress
14.	Aggregate Area of recreational Open Space	Yes	0%	Pending
15.	Open Parking	Yes	1%	Work in Progress

Yours faithfully,
for **TALATI & PANTHAKY-ASSOCIATED PVT. LTD.**


Ratnakar Ravindra Pednekar
(Authorised Signatory)

REG. NO.: CA/77/4172

TALATI & PANTHAKY-ASSOCIATED PVT. LTD.

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