

Annexure A
FORM 1
(See Regulation 3)
ARCHITECT CERTIFICATE

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

Date: 04.04.2024

Subject: Certificate of Percentage of Completion of Construction Work upto 31st March 2024 of 2 No. of Buildings of the Single Phase of the Project having MahaRERA Registered No. P51800048835 being developed by M/s. Royal Developers situated on the Plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 TO 37 & 159/40 To 43 and 1412 of Jakeria Road, village Malad, Malad(W), Mumbai- 400 064

Sir,

I, Suresh Gaikwad of M/s. Skytech Consultant have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Composite Building & Royal Bliss having Maha RERA Registered No. P51800048835 being developed by M/s. Royal Developers.

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered under MahaRERA is as per table A herein below. The percentage of the work executed till 31st March 2024 with respect to each of the activity of the entire phase is detailed in Table B.

TABLE A
BUILDING NAME – COMPOSITE BUILDING
(Basement + Ground+ 1st to 3rd Commercial Floors+ Service Floor +4th to 21st (pt) upper floors)

Sr. No.	Task/Activity	Percentage of Actual Work Done
1.	Excavation	100%
2.	Basement	100%
3.	Ground Floor	100%
4.	23 Number of Slabs of Super Structure	9%
5.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
6.	Sanitary fittings within the Flat/premises	0%

7.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
8.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of The Building/Wing	0%
9.	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 the entire Pre Registered Project.

S.No	Common areas& Amenities	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, 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	0%	Will be installed by MCGM
7.	Community Buildings	NO	NA	NA
8.	Treatment and disposal of sewage water	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 measures	YES	0%	Will be complied before OCC
13.	Electrical meter room , substation ,	YES	0%	Will be complied

	receiving station			before OCC
14.	Others	NA	NA	NA

TABLE A
BUILDING NAME – ROYAL BLISS
(Basement (pt) + Stilt+6podiums+E-deck/1st floor +Service Floor +2nd to 24th upper floors)

Sr. No.	Task/Activity	Percentage of Actual Work Done
1.	Excavation	95%
2.	1 number of (part) Basement	0%
3.	Stilt Floor	75%
4.	6 Number of Podiums	0%
5.	26 Number of Slabs of Super Structure	0%
6.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
7.	Sanitary fittings within the Flat/premises	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of The Building/Wing	0%
10.	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 the entire Pre Registered Project.

S.No	Common areas& Amenities	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, STP)		YES	0%	Will be complied before OCC
4.	Storm Water Drains		YES	0%	Will be complied

A - 301, Agarwal B2B Centre, D'Monte Lane, near Malad Industrial Estate, Orlem,
above Silver Oak hotel, Kanchpada, Malad (W), Mumbai - 400064.
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				before OCC
5.	Landscaping & Tree Planting	YES	0%	Will be complied before OCC
6.	Street Lighting	YES	0%	Will be installed by MCGM
7.	Community Buildings	NO	NA	NA
8.	Treatment and disposal of sewage water	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 measures	YES	0%	Will be complied before OCC
13.	Electrical meter room , substation , receiving station	YES	0%	Will be complied before OCC
14.	Others	NA	NA	NA

Yours Faithfully,

M/s. Skytech Consultants,

A blue ink signature of Mr. Suresh Gaikwad, written in a cursive style.

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

Agree And Accepted by:

A blue ink signature of Mr. Deven P. Shah, written in a cursive style.

Mr. Deven P. Shah,
M/s. Royal Developers,
Partner

A blue ink signature of Mr. Himmat G. Kachhara, written in a cursive style.

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