

TALATI & PARTNERS LLP

ARCHITECTURE • INTERIORS • REAL ESTATE

Annexure A

FORM 1

(see Regulation 3)

ARCHITECT'S CERTIFICATE

31st December 2023

To,
Honest Shelters Pvt. Ltd.
Office No. A & B,
Dealing Chambers, 2nd floor,
J M Road, Deccan,
Pune - 411 005.

Subject: Certificate of Percentage of Completion of Construction Work of Building Palais Royale project (MahaRERA Registration Number- P51900006786) situated on the Plot bearing CTS No. 288, 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 Honest Shelters Pvt. Ltd.

Sir,

I, Mr. Saurabh S. Jadhav, of M/s. Talati & Partners LLP., have undertaken assignment as Architect/Licensed Surveyor 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 having MahaRERA Registration Number P51900006786 being developed by Honest Shelters Pvt. Ltd.

...2/-

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Based on Site Inspection, with respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project. I certify that as on 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 (to be prepared separately for each Layout/Building/Wing of the Project)

Sr. No. (1)	Tasks/Activity (2)	Percentage of Work done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basement (if any)	100%
3.	Podiums (if any)	100%
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.	65%
8.	Sanitary Fittings within the Flat/Premises	NA
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	85%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building.	75%
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.	65%

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TABLE - B

Common Areas (Internal & 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)	Details
1.	Internal Roads & Footpaths	Yes	25%	Work in Progress
2.	Water Supply	Yes	60%	Work in Progress
3.	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	60%	Work in Progress
4.	Storm Water Drains	Yes	25%	Work in Progress
5.	Landscaping & Tree Planting	Yes	20%	Work in Progress
6.	Street Lighting	Yes	10%	Work in Progress
7.	Community Buildings	Yes	75%	Work in Progress
8.	Treatment and disposal of sewage and sullage water	Yes	25%	Work in Progress
9.	Solid Waste management & Disposal	Yes	10%	Work in Progress
10.	Water conservation / Rain water harvesting	Yes	50%	Work in Progress
11.	Energy management	Yes	25%	Work in Progress
12.	Fire Protection and Fire Safety requirements	Yes	70%	Work in Progress
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	50%	Work in Progress
14.	Others (Option to Add more)	NA	-	NA

Yours faithfully,
for TALATI & PARTNERS LLP.

SAURABH
SATISH JADHAV

Designated Signatory TALATI & PARTNERS LLP
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SAURABH S. JADHAV
REG. NO.: J/188/LS



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