

AR/2025/L78

DATE- 31/03/2025

FORM R-1
APPENDIX

[see Regulation 11(3)(i)(a)] CERTIFICATE BY ARCHITECT

(To be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from RERA Retention Account)

To,

The. **RIYASAT INFRATECH DEVELOPERS LLP**


RIYASAT TOWER, OFFICE NO. 208, IIND FLOOR, KHASRA NO. 688/1, RAMPURA ROAD, BEHIND ISKON TEMPLE, SUKHIYA, S.F.S, MANSAROVAR, JAIPUR – 302020 (RAJ.),.

Subject: Certificate of percentage of completion of development work of “**THE SOUTHERN CITY**” Commercial plotted development scheme of the project (RERA Registration Number (RAJ/P/2025/3469) situated on the **Khasra No. 196/173, 198/174, 200/178, 204/180, 202/179, 206/181, 182, 183, 208/184, 210/185 at Village- Jhujharpura, Jaipur - 303901 (Rajasthan), admeasuring 20,000.00 sq. mts. Area being developed by M/s Riyasat Infratech Developers LLP.**

Sir,

I **NARENDRA YADAV** have undertaken assignment as Architect of certifying percentage of completion of development work of the “**THE SOUTHERN RESIDENCY**” Commercial plotted development scheme of the Project, situated on the **KhasraNo. 196/173, 198/174, 200/178, 204/180, 202/179, 206/181, 182, 183, 208/184, 210/185 at Village- Jhujharpura, Jaipur - 303901 (Rajasthan), admeasuring 20,000.00 sq. mts. Area being developed by M/s Riyasat Infratech Developers LLP.**

Based on site Inspection, with respect to each of the residential scheme of the aforesaid Real Estate Project, I certified that as on the date **31/03/2025**, the percentage of work done for each of the stage of the Real Estate Project (Registration number (RAJ/P/2024/3323) under Rajasthan RERA), 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.


AR.NARENDRA YADAV
CO-FOUNDER
NARENDRA YADAV
ARCHITECT
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TABLE A
Residential scheme: THE SOUTHERN CITY
 (To be prepared separately for each Building of the Project)

S.No.	Task/Activity	Percentage of work done(Approximately)
(1)	(2)	(3)
1	Excavation	
2number of Basement(s) and Plinth	
3	Stilt Floor	
4 number of Slabs of Super Structure	
5	Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises.	
6	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises.	
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	
9	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 Completion Certificate.	

Narendra Yadav
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TABLE-B

Internal and External Development Works in respect of the entire Registered Phase/Project.

S.No.	Common areas and Facilities/Amenities	Proposed (Yes/No)	Percentage of work done	Details
(1)	(2)	(3)	(4)	(5)
1	Road Development	Yes	65%	
2	Water Supply	Yes	65%	
3	Sewerage development	Yes	65%	
4	Storm Water Drains	No	-	
5	Park Development	Yes	70%	
6	Electricity Development	Yes	50%	
7	Community Buildings	No	-	
8	Treatment and disposal of sewage and Sullage water.	No	-	
9	Solid Waste management & Disposal	No	-	
10	Rain water harvesting	Yes	70%	
11	Energy management	No	-	
12	Fire protection and fire safety requirements	No	-	
13	Electrical meter room, substation, Receiving station.	No	-	
14	Block Boundary Development	Yes	65%	

After visiting the site, it has been observed that approx. 65% work has been completed.

Yours Faithfully

Narendra Yadav
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