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Architect and Planner
Ar. Bhavin Modi
Ar. Madhura Bhavin Modi

Annexure A

FORM 1

(See Regulation 3)

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 8th October, 2025.

To,

M/s. Chandrakosha Konstructions Pvt. Ltd.
1101, 6th Floor, Kosha Kommercial Komplex,
Poddar Road, Malad East, Mumbai 400097.

Subject: Certificate of Percentage of Completion of Construction work of Proposed redevelopment of existing building known as G.K. NAGAR No. 2 CHSL on plot bearing C.T.S. nos. 68/C/3/A, 68/C/3/B, 68/C/2 & 92/C of village Valnai situated at Shankar lane, Kandivali west, Mumbai. MahaRERA Registration Number: **P51800053877** being developed by **M/s. Chandrakosha Konstructions Pvt. Ltd.**

Sir,

I, Shri Bhavin Arvind Modi, have undertaken assignment as Architects of certifying Percentage of Completion of Construction work of Proposed redevelopment of existing building known as G.K. NAGAR No. 2 CHSL having Maha RERA Registration Number: **P51800053877** being developed by the **M/s. Chandrakosha Konstructions Pvt. Ltd.**

Based on Site Inspection, with respect to Layout 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 under MahaRERA is as registered 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.

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Table A

Layout/Building/Wing Number- (to be prepared separately for each Layout/Building/Wing of the Project)

Sr.No.	Task/Activity	Percentage of Work Done (As of date of the certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement (s)	N.A.
3.	Number of Plinth	100%
4.	Number of Podium	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	85%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/Premises	85%
8.	Sanitary Fittings within the Flat / Premises. / Premises, Electrical Fittings within the Flat / Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	60%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25%
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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0%

Office Address: 1004, 10th Floor, B-Wing, Western Edge-II, Behind Metro, Off Western Exp Highway,
Borivali (East), Mumbai-400066.Tel.: 022-28708371/9863967137. Email : bhavinmodi@spacevisionarchitects.com

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TABLE-B

Common Area (Internal and External Development Works) in respect of the Registered Phase/Project Number

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done(As on date of the Certified)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	0%	NA
2.	Water Supply	Yes	0%	----NA----
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	----NA----
4.	Storm Water Drains	Yes	0%	----NA----
5.	Landscaping & Tree Planting	Yes	0%	----NA----
6.	Street Lighting	No	-	---NA---
7.	Community Buildings	No	-	---NA---
8.	Treatment and disposal of sewage and sullage water.	No	-	---NA---
9.	Solid Waste Management & Disposal	Yes	0%	---NA---
10.	Water Conversation & Rain Water Harvesting	Yes	0%	---NA---
11.	Energy Management	No	-	---NA---
12.	Fire Protection and fire safety requirements	Yes	0%	---NA---
13.	Electrical meter room, sub-station, receiving station.	Yes	0%	----NA----
14.	Others (options to add more)	NA	-	

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BHAVIN ARVIND MODI
Digitally signed by BHAVIN ARVIND MODI
Date: ....

Yours Faithfully,

Signature & Name of Architect

SHRI BHAVIN ARVIND MODI

(License No CA/2002/28864)

Agreed and Accepted by: PRAKAASH S. SHAH

Signature of Promoter

Name: **M/s. Chandrakosha Konstructions Pvt. Ltd.**

Date:08.10.2025.

FOR CHANDRAKOSHA KONSTRUCTIONS PRIVATE LIMITED

DIRECTOR

Office Address: 1004, 10th Floor, B-Wing, Western Edge-II, Behind Metro, Off Western Exp Highway, Borivali (East), Mumbai-400066.Tel.: 022-28708371/9863967137. Email : bhavinmodi@spacevisionarchitects.com