CREATIVE CONSULTANCY

Architects, Licensed Surveyors & Consultants

FORM 1 [*see* Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 30/06/2025

To,
M/s. Raghav Raj Builders & Developers LLP,
A-710, Crystal Plaza, Opp. Infinity Mall,
Andheri Link Road, Andheri (W),
Mumbai – 400053.

Subject: Certificate of Percentage of Completion of Construction of "Raghav Ananta" Project situated on plot bearing CTS No. 356(pt) of Village Hariyali, situated at Kannamwar Nagar, Vikhroli (East), Mumbai-400083. admeasuring 977.62 sq.mts. area being developed by M/s. Raghav Raj Builders & Developers LLP.

Sir,

I, Mehul H. Vaghela of M/s. Creative Consultancy have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of "Raghav Ananta" having MahaRERA Registration Number P51800054281 for the Project situated on plot bearing CTS No. 356(pt) of Village Hariyali, situated at Kannamwar Nagar, Vikhroli (East), Mumbai-400083. admeasuring 977.62 sq.mts. area being developed by M/s. Raghav Raj Builders & Developers LLP.

Based on Site Inspection, with respect to proposed Building Real Estate Project, I certify that as on date of this certificate, the Percentage of Work done for each of the building 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

1(One) No. of Building

Sr. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
1.	Excavation	100%
2.	2 No. of Basements	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	40%
6.	03 Number of Slabs of Super Structure	100%
7.	Internal wall, Internal Plaster, Floorings, Doors and windows within Flats/Premises	--
8.	Sanitary Fittings within the Flat	--
9.	Staircases, Lifts, Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	--

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	--
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.	--

TABLE-B

Internal & External development works in respect of the entire registered phase

Sr. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths	No	0	NA
2.	Water Supply	Yes	0	Not Yet Started
3.	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	0	Not Yet Started
4.	Storm Water Drains	Yes	0	Not Yet Started
5.	Landscaping & Tree Planting	Yes	0	Not Yet Started
6.	Street Lighting	Yes	0	Not Yet Started
7.	Community Buildings	No	0	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0	Not Yet Started
9.	Solid Waste management & Disposal	No	0	NA
10.	Water conservation, Rain water harvesting	Yes	0	Not Yet Started
11.	Energy management	No	0	NA
12.	Fire protection and fire safety requirements	Yes	0	Not Yet Started
13.	Electrical meter room, sub-station, receiving station	Yes	0	Not Yet Started

14.	Society Office	Yes	0	Not Yet Started
15.	Fitness Centre	Yes	0	Not Yet Started

The work completed so far is 15% of the total Building work in the project

Yours faithfully,

CREATIVE CONSULTANCY MUMBAI

Mr. Mehul Vaghela
(V/152/LS)
M/s. Creative Consultancy

Agreed and Accepted by: M/s. Raghav Raj Builders & Developers LLP

SUDHANSHU RAMAVTAR AGARWAL

Digitally signed by SUDHANSHU RAMAVTAR AGARWAL
DN: c=IN, o=PERSONAL, title=2427, pseudonym=920b5221b8f8944168d20ed898d79f92, 2.5.4.20=e975a8a8681f0045c04b73629018facaf2637fd88bcac1385fdd88c27e0e81169, postalCode=400053, st=Maharashtra, serialNumber=0180e3498605da782903832ed1aaabaff83815cf2cb6f68adf9e825d51e940825, cn=SUDHANSHU RAMAVTAR AGARWAL
Date: 2025.07.07 13:54:05 +05'30'

Signature of Promoter
Mr. Sudhanshu Agarwal
Date: 30/06/2025