



ELLORA PROJECT CONSULTANTS PVT. LTD.

317-321, Ninad Chs Ltd. Bldg. No. 7, Kher Nagar, Service Road, Bandra (E), Mumbai - 400051. • Tel.: 022 2647 4144 / 2647 4177
Email Add.: elloraprojectconsultants@gmail.com • ketenbelsare@yahoo.com

CIN No. U93090MH2010PTC198995

Annexure A
FORM 1
Architect Certificate,

Date: 30/09/2026

To,
M/s. Raghav Raj Builders & Developers LLP.
A 710, Crystel Plazza, Andheri Link
Road, Opp. Infinity Mall, Andheri
West, Mumbai-400053

Subject: Certificate of Percentage of Completion of Construction Work of existing existing Bldg. No. 55 known as “Kannamwar Nagar Saikrupa Co.Op. Hsg. Soc. Ltd.” on plot bearing C.T.S. No. 356(pt.), of village Hariyali, at Kannamwar Nagar, Vikhroli (East), Mumbai 400083. Admeasuring 977.62 sq. mts. Plot area, being developed by M/s. Raghav Raj Builders & Developers LLP.

Sir,

I/ Mrs. Sonal Arekar Architect of M/s. Ellora Project Consultants Pvt. Ltd. have undertaken assignment as License Surveyor of certifying Percentage of Completion of Construction Work of the Project, situated on plot bearing C.T.S. No. 356(pt.), of village Hariyali, at Kannamwar Nagar, Vikhroli (East), known as Kannamwar Nagar Saikrupa Co-op. Hsg. Soc. Ltd., situated at Kannamwar Nagar, Vikhroli (East), Mumbai 400083., Having Maha RERA Registration Number **P51800054281** being developed by M/s. Raghav Raj Builders & Developers LLP.

Based on Site Inspection, with respect to Layout / each of the building / wing 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/Wing of the Real Estate Project under Maha 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.

Table A

S. No.	Task/Activity (2)	Percentage of Actual work done (As on date of the certificate) (3)
1		

1.	Excavation	100%
2.	Basement (if Any)	100%
3.	Podiums (if Any)	N.A.
4.	Plinth	100%
5.	Stilt Floor	100%
6.	23 number of Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	70%
8.	Sanitary Fittings within the Flat/Premises,	60%
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building	70%
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance 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 applications in agreement of sale. Any other activities.	30%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

S. No. 1	Common areas and facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual work done (As on date of the certificate) (4)	Details (5)
1.	Internal Roads & Foot paths	No	N.A.	
2.	Water supply	YES	00%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	00%	

4.	Storm Water Drains	YES	00%	
5.	Landscaping & Tree Planting	YES	00%	
6.	Street Lighting	NO	N.A.	
7.	Community Buildings	0	N.A.	
8.	Treatment and disposal of sewerage and sulfage water	NO	N.A.	
9.	Solid Waste management & Disposal	Yes	00%	
10.	Water conservation, Rain water harvesting	YES	00%	
11.	Energy management	NO	N.A.	
12.	Fire protection and fire safety Requirements	YES	00%	
13.	Electrical meter room, sub-station, receiving station	YES	00%	
14.	Aggregate Area (in Sq. Mtrs.) of recreational open space	N.A.	N.A.	
15.	Any Other			

Yours faithfully,

**SONAL
PRASAD
MEHER**

Digitally signed by SONAL PRASAD MEHER
DN: c=IN, postalCode=400016,
st=MAHARASHTRA, street=MUMBAI/MAULI
BUILDING,ROOM NO 602,6TH FLOOR,MORI
ROAD, 400016, fo=MUMBAI, o=Personal,
serialNumber=5ede022855ffaa4a59984b5ff657
6c3a93ebf976c16be005538f6935c694e841,
pseudonym=b47bf85728524563ac3cf7dd11c
3344,
2.5.4.20=59dc19213e5c57ecffid11ac70b3cb15d
e9f9f45d5b58999b41978e7fb0d4f0ea,
email=SONAL@ELLORAPC.COM, cn=SONAL
PRASAD MEHER
Date: 2026.10.07 17:17:10 +05'30'

Ellora Project Consultants Pvt. Ltd.

Ar. Sonal Arekar

CA/2011/52631

Agreed and Accepted by:

**SUDHANSHU
RAMAVTAR
AGARWAL**

Digitally signed by
SUDHANSHU
RAMAVTAR
AGARWAL
Date: 2026.10.07
19:11:04 +05'30'

Signature of Promoter

Name: Sudhanshu Agarwal

Date: 30/09/2026