CREATIVE CONSULTANCY

Architects, Licensed Surveyors & Consultants

FORM 1 [*see* Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 10.10.2025

To,
M/s. Roha Realty Pvt. Ltd.,
JJT House, Plot No. A/44-45,
Road No. 2, M.I.D.C.,
Andheri (E), Mumbai-400093

Subject: Certificate of Percentage of Completion of Construction of "ROHA EVA ARIA" Project situated on plot bearing C.T.S. No. 828 (pt) of Village Chembur Situated at Subhash Nagar, Chembur (East), Mumbai-400071 admeasuring 1753.78 sq.mts. Area being developed M/s. Roha Realty Pvt. Ltd.

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 "ROHA EVA ARIA" having MahaRERA Registration Number P51800054410 for the Project situated on the plot bearing C.T.S. No. 828 (pt) of Village Chembur Situated at Subhash Nagar, Chembur (East), Mumbai-400071 admeasuring 1753.78 sq.mts. Area being developed M/s. Roha Realty Pvt. Ltd.

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	90%
2.	No. of Basements	--
3.	Podiums (if any)	NA
4.	Plinth	--
5.	Stilt Floor	--
6.	Number of Slabs of Super Structure	--
7.	Internal wall, Internal Plaster, Floorings, Doors and windows within Flats/Premises	--
8.	Sanitary Fittings within the Flat	--

2774/ Bldg. no. 63, Near Agarwal Hospital, Opp. MIG Ground, Gandhi Nagar, Bandra (E), Mumbai - 400 051
Office: 022 26518520, Email: creativeconsultancy@rediffmail.com

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	
2.	Water Supply	Yes	0	
3.	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	0	
4.	Storm Water Drains	Yes	0	
5.	Landscaping & Tree Planting	Yes	0	
6.	Street Lighting	Yes	0	
7.	Community Buildings	No	0	
8.	Treatment and disposal of sewage and sullage water	Yes	0	
9.	Solid Waste management & Disposal	No	0	
10.	Water conservation, Rain water harvesting	Yes	0	
11.	Energy management	No	0	
12.	Fire protection and fire safety requirements	Yes	0	

13.	Electrical meter room, sub-station, receiving station	Yes	0	
14.	Society Office	Yes	0	
15.	Fitness Centre	Yes	0	

The Excavation work in progress on site

Yours faithfully,

Vaghela

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

CREATIVE CONSULTANCY MUMBAI

Agreed and Accepted by: M/s. Roha Realty Pvt. Ltd.

Mr. Yogesh More
Authorised Signatory
Date:

ROHA REALTY PRIVATE LIMITED MUMBAI