



AR. ATIT MISTRY
M. ARCH. (ENVIRONMENTAL) + PEATA

GREEN BUILDING ARCHITECTS
URBAN PLANNING ARCHITECTS
REGD. MUNICIPAL LIASIONERS
INTERIOR DESIGNERS & CONTRACTORS

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: 11/12/2024

To,
Ellora Realcon LLP,
B/518, Samarth Aishwarya
Opp. Highland Park,
Lokhandwala, Andheri (West),
Mumbai – 400 053

Subject: Certificate of Percentage of Completion of Construction Work of Building C-4 (**Ellora Heights**) of layout on property bearing s.no. 72(2), 73(1,2,3,4), 74(1,2), 75(1) & 79(1,3,4) of village Ghodbunder, dist. Thane at Miraroad (east) having MahaRERA Registration No. **P51700006180** being developed by **Ellora Realcon LLP**.

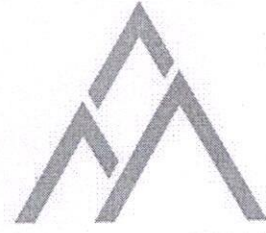
Sir,
I have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Ellora Heights** having MahaRERA Registration No. **P51700006180** being developed by **Ellora Realcon LLP**.

Based on Site Inspection, with respect to each 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 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 the Table B.

Table A
Building Ellora Heights (to be prepared separately for each Building of the Project)

Sr. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on 31.03.2024) (3)
1	Excavation	100%
2	Basements (None)	Not Applicable
3	2 nos. of Podiums	100% RCC done without ramps
4	Plinth	100%
5	Stilt Floor	100% RCC done

Note: The above document is signed with Digital Signature Certificate, no further signatures or stamps are required.



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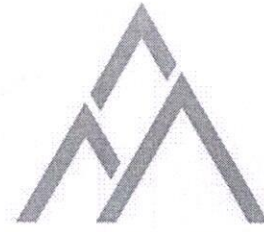
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6	20 Typical Floor Slabs + 1 Terrace Slab of Super Structure	100% Up to 11 Typical Floors
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	100% Up to 11 Typical Floors
8	Sanitary Fittings within the Flat/Premises	100% Up to 11 Typical Floors
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100% Up to 11 Typical Floors
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% Up to 11 Typical Floors
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.	100% Up to 11 Typical Floors

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

Sr. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (4)	Details (5)
1	Internal Roads & Footpaths	No	Not Applicable	Not Applicable
2	Water Supply	Yes	60%	Up to 11 Typical Floor
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	60%	Up to 11 Typical Floor
4	Storm Water Drains	Yes	60%	Up to 11 Typical Floor
5	Landscaping & Tree Planting	Yes	60%	Up to 11 Typical Floor
6	Street Lighting	No	Not Applicable	Not Applicable
7	Community Buildings	No	Not Applicable	Not Applicable
8	Treatment and disposal of sewage and sullage water	Yes	60%	Up to 11 Typical Floor

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9	Solid Waste management & Disposal	No	60%	Not Applicable
10	Water conservation, Rain water harvesting	Yes	60%	Up to 11 Typical Floor
11	Energy management	No	Not Applicable	Not Applicable
12	Fire protection and fire safety requirements	Yes	60%	Up to 11 Typical Floor
13	Electrical meter room, substation, receiving station	Yes	60%	Up to 11 Typical Floor
14	Others (Option to Add more)	Not Applicable	Not Applicable	Not Applicable

Yours Faithfully,

Atit Bharat Mistry
Digitally signed by
Atit Bharat Mistry
Date: 2024.12.11
12:56:07 +05'30'

Signature of Architect
Ar. Atit Mistry
(CoA Reg. No. CA/2009/44757)

Agreed and Accepted by:
For Ellora Realcon LLP
For ELLORA REALCON LLP


Partner

Signature of Promoter
Name: Mohd Jamal aktar
Date: 11/12/2024.

