SYED MOBIN
ARCHITECTS

301, P 7/2, Style Homes, Chitnavis Layout,
Byramji Town, Nagpur- 13 (MS) India.
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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)

Period – 01.01.2025 to 31.03.2025

Date: 01.04.2025

To

The **OAK STERLING VISTA LLP**

4th Floor, 167 – Ravindranath Tagore Road

Civil Lines, Nagpur - 440001

Subject: Certificate of Percentage of Completion of Construction Work of the Project **"OAK STERLING VISTA"**, having MahaRERA Registration Number **P50500055834** being developed by **M/S OAK STERLING VISTA LLP**.

Sir,

We Syed Mobin Architects have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Project **"OAK STERLING VISTA"** having MahaRERA Registration Number **P50500055834** being developed by **M/S OAK STERLING VISTA 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 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.

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Table A

Building /Wing Number A

Sr. No (1)	Tasks /Activity (2)	Percentage of work done (As on date of the Certificate) (3)
1	Excavation	75%
2	Basements	75%
3	Podiums	Not Applicable
4	Plinth	100%
5	Stilt Floor	75%
6	Slabs of Super Structure	85%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	15%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	40%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	0%

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Building /Wing Number B

Sr. No	Tasks /Activity	Percentage of work done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100%
2	Basements	0%
3	Podiums	Not Applicable
4	Plinth	75%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	0%

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Building /Wing Number C

Sr. No	Tasks /Activity	Percentage of work done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0%
2	Basements	0%
3	Podiums	Not Applicable
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	0%

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TABLE-B

Common Areas (Internal & External Development Works) in respect of the entire Registered Phase/Project Number

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

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Yours Faithfully,

SYED MOBIN ARCHITECTS
301, 7/2
Style Homes
Byramji Town,
NAGPUR-43
COA Reg.No.CA/2002/29182

Signature & Name

SYED MOBIN ARCHITECTS

(License NO. CA/2002/29182)

CoA Reg No Valid till 31/12/2033

Agreed and Accepted by:

Signature of Promoter

Name: Mr. Omair Abdul Khader

Managing Partner – M/s. OAK Constructions

Date: 01.04.2025