ANNEXURE A

FORM 1

ARCHITECT'S CERTIFICATE

(SEE REGULATION 3)

(To be submitted at the time of registration of Ongoing Project and for withdrawal of Money from Designated Bank Account)

For the Sept 2025 Quarter

Date: 03-07-2026

To,
Om Buildcon,

Plot no 03, H no. 195,

Tirupati Cooperative Society

Adarsh Nagar, Nagpur – 440023

Subject: Certificate of Percentage of Completion of Construction of **SHUBHANGI HEIGHTS** having MahaRERA Registration Number **P50500080180.**

Sir,

I/We have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction Work of SHUBHANGI HEIGHTS having MahaRERA Registration Number P50500080180 being developed by Om Buildcon.

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.

OM BUILDCON
Partner

DADO design labs
Authorised Signatory

TABLE A

Building – Shubhangi Heights

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No. (1)	Tasks / Activity (2)	% of Actual Work Done (As on date of the certificate) (3)
1	Excavation	100%
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	50%
5	Stilt Floor	50%
6	Slabs of super structure	12.5%
7	Internal Walls, Internal Plaster, Floorings, Doors and windows within Flats/ 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	12.5%
10	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
11	Installation of Lifts, water pump, 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 and External Development Works) in respect of the Registered Phase / Project Number

Sr. No. (1)	Common Areas & Facilities (2)	Proposed (Yes / No) (3)	% of Actual Work Done (As on date of the certificate) (4)	Details (5)
1	Internal Road & Footpaths	NO	NO	NO
2	Water Supply	YES	0%	Work yet to be started
3	Sewerage (Chamber lines, Septic Tank, STP)	YES	0%	Work yet to be started
4	Strom Water Drains	YES	0%	Work yet to be started
5	Landscaping and tree Planting	YES	0%	Work yet to be started
6	Street Lighting	NO	NO	NO
7	Community Buildings	NO	NO	NO
8	Treatment and disposal of sewerage and sullage water.	NO	NO	NO
9	Solid Waste Management and Disposal	NO	NO	NO
10	Water conservation / Rain Water Harvesting	YES	0%	Work yet to be started
11	Energy Management	NO	NO	NO
12	Fire protection and fire safety requirements	YES	0%	Work yet to be started
13	Electrical Meter room, substation, receiving station.	NO	NO	NO
14	Others (ex. Playground)	NO	NO	NO

OM BUILDCON
Partner

DADO design labs
Authorised Signatory

Yours Faithfully,

DADO design labs

Signature & Name of Architect : Ar Kshitij M. Shirkhedkar

License No: CA/2006/37707

Authorised Signatory

Agreed and Accepted by:

For Om Buildcon

OM BUILDCON

Partner

Signature of Promoter

Name:

Date: 03-07-2026