AKW ASSOCIATES

• Nishigandh 'C', Disha Srushti, Rana Nagar, Opp. Hotel Atithi, Jalna Road, Chhatrapati Sambhajinagar (Old Aurangabad. Call: 0240-2451616
Mail: info@samilarchitects.com

Annexure A

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Projcct and for withdrawal of Money from Designated Account)

Date: 01/01/2026

To,

M/s. SIMAR PRIDE VENTURES LLP,
Office No. 101, Sai Trade Centre,
RTO Office Road,
Chhatrapati Sambhaji Nagar (Old Aurangabad).

Subject : Certificate of percentage of Work of completion of construction work of **One world Phase-01 Commercial, A1-A2, B1, C1-C2, MHADA Buildings of Project One World** having MahaRERA Registration Number**P51500050146** being developed by **M/s. SIMAR PRIDE VENTURES LLP**

Sir,

I / We **Ar. MANISH VASANT KALE (PARTNER AKW ASSOCIATES)** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **One world Phase-01 Commercial, A1-A2, B1, C1-C2, MHADA Buildings of Project One World** having MahaRERA Registration Number **P51500050146**, being developed by **M/s. SIMAR PRIDE VENTURES 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 (OCTOBER TO DECEMBER 2025)

Layout/Building/Wing Number: A1 & A2

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	0 Basements (if any)	
3	Podiums (if any)	
4	0 Plinth,	0.00
5	1 Stilt Floor	100.00
6	22 Slabs of Super Structure	20.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	20.00
8	Sanitary Fitting within the Flat/Premises	
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	20.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	20.00
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.	0.00

Layout/Building/Wing Number: B1

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	0 Basements (if any)	
3	Podiums (if any)	
4	0 Plinth,	0.00
5	1 Stilt Floor	100.00
6	22 Slabs of Super Structure	20.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	20.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	20.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	20.00

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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.	0.00

Layout/Building/Wing Number: C1 & C2

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	0 Basements (if any)	
3	Podiums (if any)	
4	0 Plinth,	0.00
5	1 Stilt Floor	100.00
6	22 Slabs of Super Structure	35.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	35.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	35.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	20.00
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.	0.00

Layout/Building/Wing Number: MHADA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	0 Basements (if any)	0.00
3	Podiums (if any)	
4	0 Plinth,	0.00
5	1 Stilt Floor	100.00
6	17 Slabs of Super Structure	95.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	90.00
8	Sanitary Fitting within the Flat/Premises	90.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	80.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	80.00

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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.	80.00

Layout/Building/Wing Number: COMMERCIAL

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	0 Basements (if any)	0.00
3	Podiums (if any)	
4	0 Plinth,	0.00
5	1 Stilt Floor	100.00
6	04 Slabs of Super Structure	95.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	90.00
8	Sanitary Fitting within the Flat/Premises	90.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	80.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	80.00
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.	80.00

Table B - Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number)

Sr.No	Common areas and facilities	Proposed (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	25.00	As per drawings by Consultants
2	Water Supply	Yes	75.00	As per drawings by Consultants
3	Sewerage (Chamber, Lines, ~~Septic Tank , STP~~)	Yes	70.00	As per drawings by Consultants
4	Storm Water Drains	Yes	0.00	As per drawings by Consultants
5	Landscaping & Tree Planting	Yes	0.00	As per drawings by Consultants

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6	Street Lighting	Yes	0.00	As per drawings by Consultants
7	Community Buildings	No		-----
8	Treatment And Disposal Of Sewage And Sullage Water	Yes	0.00	As per drawings by Consultants
9	Solid Waste Management And Disposal	Yes	30.00	As per drawings by Consultants
10	Water conservation /Rain water harvesting	Yes	0.00	As per drawings by Consultants
11	Energy managemcnt	Yes	0.00	As per drawings by Consultants
12	Fire protection and fire safety requirements	Yes	40.00	As per drawings by Consultants
13	Electrical meter room, sub-station, receiving station	Yes	20.00	As per drawings by Consultants
14	Aggregate area of recreational Open Space	Yes	40.00	As per drawings by Consultants
15	Open Parking	No		-----
16	Others. Compound wall & Entrance Gate	Yes	80.00	As per drawings by Consultants

Overall project completion is 57.00% & 64.00% for internal & external development work.

Yours Faithfully

For AKW ASSOCIATES

Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

Date of Certificate:

Agreed and accepted by:

Simar Pride Ventures LLP

Signature of Promoter
Name : M/s. SIMAR PRIDE VENTURES LLP
Date :