



DEVA'S GROUP

D² ARCHITECTS, "GANRAJ" Plot no 3 & 4, Gajanan colony, Garkheda Aurangabad 431009
PHONE NO - +91-9373294230, 9822234230, 8275325061, 9767456995

Ar. Doifode Dhananjay
(8 APRCH) MARCH

- ARCHITECTS
- INTERIOR DESIGNERS
- PROJECT CONSULTANTS

FORM 1

(see Regulation 31)

ARCHITECT'S CERTIFICATE

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

DATE: 30.09.25

Date: 30.09.2025

To

The M/s SHANKARA BUILDER'S,

Plot no.-06, S.no.-180/1 B, Aditya Nagar,

Mayur Park, Harsool, Chh. Sambhajinagar, Maharashtra.

Subject: Certificate of Percentage of Completion of Construction Work of "OMKARA CITY-02"
Building of the Project [RERA Registration Number] situated on the Plot bearing Gut no.-
12(P) Pisadevi, demarcated by its boundaries (latitude and longitude of the end points) Land of
Mr. Rambhau Jaufk to the North, 30.00 M.W. Palsi ROAD to the South, Land of M/S. Kartik
Builder's in Gut no.-12 (P) to the East, Land of Mr. Rehman Khan Yusuf Khan To the West of
Division Chh. Sambhajinagar village Pisadevi taluka Chh. Sambhajinagar District Chh.
Sambhajinagar PIN 431010 admeasuring Land Area = 8100.00 sq.mts. & Proposed Built-up Area =
4777.36 sq.mt. area being developed by M/s SHANKARA BUILDER'S.

Sir,

IDhananjay B. Doifode have undertaken assignment as Architect of certifying Percentage of
Completion of Construction Work of the of the Building / Phase of the Project, situated on the plot
bearing Gut no.- 12(P) Pisadevi, Chh. Sambhajinagar village Pisadevi taluka Chh.
Sambhajinagar District Chh. Sambhajinagar PIN 431010 admeasuring Land Area = 8100.00 sq.mts. &
Proposed Built-up Area = 4777.36 sq.mt. area being developed by M/s SHANKARA BUILDER'S.

1. Following technical professionals are appointed by Owner / Promoter :-

(1) Shri. Dhananjay B. Doifode as L.S. / Architect;

(ii) **Shri. Prashant P. Dolfode.** as Structural Consultant.

Based on Site Inspection, with respect to 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 as registered vide number **P51500080313** under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Building Wing and Overall Percentage of work done with respect to each Building/Wing is detailed in the Table B.

TABLE-A

AB-Type Building (OMKARA CITY-02) (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Ground Floor	00 %
6.	04 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, 1) doors and windows within Flats/Premises	00 %
8.	Sanitary Fittings within the Flat/Premises	00 %
9.	Staircases, lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %
11.	Installation of Lifts, water pumps, Fire Fitting 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.	00 %

C& D-Type Building (OMKARA CITY-02) (To be prepared separately for each Layout building/Wing of The Project)

Sr No	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this
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(1)		Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Ground Floor	00 %
6.	01 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, l) doors and windows within Flats/Premises	00 %
8.	Sanitary Fittings within the Flat/Premises	00 %
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %
11.	Installation of Lifts. water pumps, Fire Fitting 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.	N.A.

E-Type Building (OMKARA CITY-02) (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Ground Floor	00 %
6.	01 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, l) doors and windows within Flats/Premises	00 %
8.	Sanitary Fittings within the Flat/Premises	00 %
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %

11	Installation of Lifts. water pumps, Fire Fitting 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.	N.A.
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F-Type Building (OMKARA CITY-02) (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Ground Floor	00 %
6.	01 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	00 %
8	Sanitary Fittings within the Flat/Premises	00 %
9	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %
11	Installation of Lifts. water pumps, Fire Fitting 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.	N.A.

G & H-Type Building (OMKARA CITY-01) (To be prepared separately for each Layout building/Wing of The Project)

Sr No	Tasks / Activity (2)	Percentage of Actual Work Done
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(1)		(As on date of this Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Ground Floor	00 %
6.	01 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	00 %
8.	Sanitary Fittings within the Flat/Premises	00 %
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %
11.	Installation of Lifts. water pumps, Fire Fitting 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.	N.A.

I-Type Building (OMKARA CITY-02) (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Ground Floor	00 %
6.	01 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	00 %
8.	Sanitary Fittings within the Flat/Premises	00 %
9.	Staircases. lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %

11	Installation of Lifts, water pumps, Fire Fitting 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.	N.A.
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J-Type Building (OMKARA CITY-02) (To be prepared separately for each Layout building/Wing of The Project)

Sr No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of this Certificate) (3)
1.	Excavation	00 %
2.	Basement's (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	00 %
5.	01 Ground Floor	00 %
6.	01 Slabs of Super Structure	00 %
7.	Internal walls, Internal Plaster, Floorings, I) doors and windows within Flats/Premises	00 %
8.	Sanitary Fittings within the Flat/Premises	00 %
9.	Staircases, lifts' Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00 %
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	00 %
11.	Installation of Lifts, water pumps, Fire Fitting 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.	N.A.

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

Sr No (1)	Common areas and facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	YES	00 %	CONCRETE
2.	Water Supply	YES	00 %	BOREWELL
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Septik Tank	00 %	As Per Standard.
4.	Storm Water Drains	N.A.	N.A.	N.A.
5.	Landscaping & Tree Planting	YES	00 %	GARDEN
6.	Street Lighting	YES	00 %	Along Road
7.	Community Buildings	N.A.	N.A.	N.A.
8.	Treatment and disposal of sewage and sullage water.	N.A.	N.A.	N.A.
9.	Solid Waste management & Disposal	N.A.	N.A.	N.A.
10.	Water conservation / Rain water harvesting	Upto Borewell	00 %	00 %
11.	Energy management.	N.A.	N.A.	N.A.
12.	fire protection and fire Safety requirements	N.A.	N.A.	N.A.
13.	Electrical meter room, sub-station, receiving station.	METER	00 %	N.A.
14.	Others (Option to Add more)	N.A.	N.A.	N.A.


ARCHITECT
 Mr. Dhananjay B. Doifode
 (B.Arch, M.Arch)
 CA/2013/60839
 "Ganraj" P.No.3 & 4, Gajanan Colony, Aurangabad

Your's Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No. CA/2013/60839)

Shankara Builders

Partner

Agreed and Accepted by:

Signature of Promoter

Name: M/s SHANKARA BUILDER'S.

Date: 30.09.2025