



M/s. VIJAY PANDEY & ASSOCIATES

Architects | Registered Valuers | PMC | Interior Designers

Annexure - 1

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: - 16/07/2024

To,

M/s. Om Developers through its proprietor Dinesh Laxman Sonawane
Sector 1, Plot No. 21, Near mahatma Phule College,
Karanjade, Panvel - 410206

Subject: Certificate of Percentage of Completion of Construction work of Swami Datta Krupa having MahaRERA Registration Number: _____ being developed by M/s. Om Developers through its proprietor Dinesh Laxman Sonawane

Sir,

I **Vijay R Pandey** have undertaken assignment as Architects/Licensed Surveyor of certifying Percentage of Completion of Construction work of **Swami Datta Krupa** the building having MahaRERA Registration Number: _____ being developed by **M/s. Om Developers through its proprietor Dinesh Laxman Sonawane**

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 16/07/2024**, the Percentage of Work done for each of the building / wing of the Real Estate Project under MahaRERA is as registered 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.

M/s. VIJAY PANDEY & ASSOCIATES

Raj-Kamal Tower,
Above Kotak Mahindra Bank,
Santoshi Mata Road, Kalyan (W)-421301.

Table A

Page No.2

Layout/Building/Wing Number 1 (to be prepared separately for each
Layout/Building/Wing of the Project)

Sr. No.	Task/Activity	Percentage of Work Done (As of date of the Certificate)
(1)	(2)	(3)
1.	Excavation	0
2.	0 Number of Basement(s)	N.A
3.	1 Number of Plinth	0
4.	0 Number of Podium	N.A
5.	Stilt Floor	0
6.	8 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.	The 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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	0

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Raj-Kamal Tower,
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For OM DEVELOPERS

Proprietor

TABLE-B

**Common Area (Internal and External Development Works) in respect of the
Registered Phase/Project Number**

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done (As on date of the Certified)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	0	NA
2.	Water Supply	Yes	0	---
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0	---
4.	Storm Water Drains	Yes	0	----
5.	Landscaping & Tree Planting	Yes	0	---
6.	Street Lighting	No	0	---NA---
7.	Community Buildings	No	0	---NA---
8.	Treatment and disposal of sewage and sullage water.	No	0	---NA---
9.	Solid Waste Management & Disposal	No	0	---NA---
10.	Water Conversation & Rain Water Harvesting	Yes	0	---
11.	Energy Management	Yes	0	---
12.	Fire Protection and fire safety requirements	No	0	---NA---
13.	Electrical metre room, sub- station, receiving station.	Yes	0	----
14.	Others (options to add more)	Yes/No	0	----

Yours Faithfully,

Vijay Pandey of Architects
(Registration No. - CA/96/20081)

M/s. VIJAY PANDEY & ASSOCIATES
Raj-Kamal Tower,
Above Kotak Mahindra Bank,
Santoshi Mata Road, Kalyan (W)-421301.

Agreed and Accepted by:
Signature of Promoter

Name: Shri. Dinesh Laxman Sonawane
Date: 16/07/2024

For OM DEVELOPERS.

Proprietor