



# M/s. VIJAY PANDEY & ASSOCIATES

Architects | Registered Valuers | PMC | Interior Designers

महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर २२, २०२१/पौष १, शके १९४३

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)

(As on 30/09/2024)

Date: -30/09/2024.

To

Om Builders & Developers  
Through Mr.Dinesh Sonawane & Other's Kalyan.

Subject: Certificate of Percentage of Completion of Construction Work of 'Swami DattakrupaCo.Op.HSG.SOC.LTD' having Maha RERA Registration Number (P51700077368) situated on the Plot bearing Survey No.110/1/A/1/B/3, plot no.2 & S.No. 110/1/A/1/B/16, plot no.3, Village:Chikanghar, Tal.Kalyan, Dis.Thane being developed by [Promoter's Name] P.O.A: - Mr.Dinesh Sonawane & Other's Kalyan. for Om Builders & Developers

Sir,

I, Vijay Pandey have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 'Swami DattakrupaCo.Op.HSG.SOC.LTD' having MahaRERA Registration Number P51700077368, being developed by Promoter's Name] P.O.A: - Mr.Dinesh Sonawane & Other's Kalyan.for Om Builders & Developers

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.

TABLE-A ( )

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

| Sr. No. ( I ) | Tasks / Activity (2)        | Percentage of Actual Work. Done (As on date of the Certificate) (3) |
|---------------|-----------------------------|---------------------------------------------------------------------|
| 1.            | Excavation                  | 100%                                                                |
| 2.            | 0 Number Basements (if any) | N.A                                                                 |
| 3.            | 0Number Podiums (if any)    | N.A                                                                 |
| 4.            | 1Number Plinth              | 0%                                                                  |
| 5.            | Stilt Floor                 | 0%                                                                  |

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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                        |    |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 6.  | 8 Number Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                      | 0% |
| 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                                                                                                                                                                                                                                                                                                                                           | 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% |

TABLE-B

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

| Sr. No.<br>(1) | Common areas and Facilities<br>(2)                  | Proposed<br>(Yes / No)<br>(3) | Percentage of<br>Actual Work Done<br>(As on date of the<br>Certificate)<br>(4) | Details<br>(5) |
|----------------|-----------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------|----------------|
| 1.             | Internal Roads & Footpaths                          | No                            | 0%                                                                             | N.A            |
| 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%                                                                             | N.A            |
| 7.             | Community Buildings                                 | NO                            | 0%                                                                             | N.A            |
| 8.             | Treatment and disposal of sewage and sullage water. | No                            | 0%                                                                             | N.A            |

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|     |                                                        |     |    |     |
|-----|--------------------------------------------------------|-----|----|-----|
| 9.  | Solid Waste management & Disposal                      | No  | 0% | N.A |
| 10. | Water conservation / Rain water harvesting             | Yes | 0% |     |
| 11. | Energy management                                      | Yes | 0% |     |
| 12. | Fire protection and lire safety requirements           | No  | 0% | N.A |
| 13. | Electrical meter room, sub-station, receiving station. | Yes | 0% |     |
| 14. | Others (Option to Add more).                           |     |    |     |

Yours Faithfully,

Name (VIJAY PANDEY) of Architect  
(Registration No.CA/96/20081)

Agreed and Accepted by:

Signature of Promoter Name:  
Mr.Dinesh Sonawane for  
Om Builders & Developers  
Date: -30/09/2024.