Vijay Pandey And Associates

Architects Interior Designers Valuers

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Annexure AFORM 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: -30/09/2025.

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	100%
5.	Stilt Floor	40%

6.	8 Number Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	80%
8.	Sanitary Fittings within the Flat/Premises	50%
9.	Staircases, lifts Wells and lobbies at each Floor level Overhead and Underground Water Tanks	80%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50%
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. (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	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

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).			

Vijay Pratap Ramashray Pandey

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: -30/09/2025.