PROJECT CONSULTANT

Annexure A
FORM 1
[See regulation 3]
ARCHITECT CERTIFICATE

Date : 13.05.2026.

To,
M/s. OM SAI DEVELOPERS & PROMOTERS,
Malad (E), Mumbai.

Subject: Certificate of percentage of Completion of Construction Work of M/s. NEELAM CHS Lld., on plot bearing CTS No. 743 A, of village Dahisar, at Atmaram Mhatre Road, Dahisar (W), Mumbai having MaharRera Registration Number P51800052513 being developed by SHRI. DEEPAK DODIYA of M/s. OM SAI DEVELOPERS & PROMOTERS, CA to Owner.

Sir,

I/We SAI PROJECT CONSULTANT have undertaken assignment as Architect/Licensed Surveyor of percentage of Completion of construction work of M/s. NEELAM CHS Lld., on plot bearing CTS No. 743 A, of village Dahisar, at Atmaram Mhatre Road, Dahisar (W), Mumbai having MahaRera Registration Number P51800052513 (Only Applicable after project registration, being developed By SHRI. DEEPAK DODIYA of M/s. OM SAI DEVELOPERS & PROMOTERS, CA to Owner.

1. Following Technical Professionals are appointed by Owner/Promoter :-
   I) Mr. Sandeep Shekhar of SAI PROJECT CONSULTANT as L.S./ Architect,
   II) Mr. Prasanna Joshi as Structural Consultant.
   III) M/S _____ as MEP Consultant
   IV) Mr. Pundalik Mestry as site Supervisor

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

134, I-Wing, Raj Arcade, Opp. D-Mart, Mahavir Nagar, Kandivali (West), Mumbai 400067.
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TABLE-A

Sr. no.	Task and activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	100%
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	100%
5	Stilt Floor	100%
6	Slab of super Structure	100%
7	Internal walls, Internal plaster, floorings, Doors and windows within Flats/Premises	100%
8	Sanitary Fittings within the Flat/Premises	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground water tanks.	100%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
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.	100%

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TABLE-B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. no.	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
1	Internal Roads & Footpaths	NA	NA	
2	Water Supply	YES	100%	
3	Sewerage (Chamber, lines, Septic tank, STP)	NA	NA	
4	Storm Water Drains	YES	100%	
5	Landscaping & Tree Planting	NA	NA	
6	Street Lighting	NA	NA	
7	Community Buildings	NA	NA	
8	Treatment and disposal of sewage and sullage water.	NA	NA	
9	Solid Waste management & Disposal	YES	BG SUBMITTED	
10	Water conservation / Rain water harvesting	NA	NA	
11	Energy management		NA	
12	Fire protection and Fire Safety Requirements	YES	100%	
13	Electrical motor room, sub-station, receiving station.	NA	NA	
14	Others (Option to Add more)			

Yours Faithfully,
FOR SAI PROJECT CONSULTANT

Mr. Sandeep Shekhar

Agreed and Accepted by

OM SAI DEVELOPERS & PROMOTERS
Name : DEEPAK DODIYA.

For OM SAI DEVELOPERS & PROMOTERS
Partner

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