Annexure A

FORM 1

[see Regulation 3]

ARCHITECT/LS'S CERTIFICATE

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

To,

M/S OMKARA INFRATECH,
309, Corporate Corner, Next to Dalmia College,
Sunder Nagar, Malad (West), Mumbai - 400 064

Subject: Certificate of Percentage of Completion of Construction Work of Project name "Omkara Unchai" Proposed on Plot Bearing F.P. No. 539, TPS Borivali No. III, at Borivali (West), Mumbai – R/C Ward - 400 092, Admeasuring 535.70 Sq.mt. area; having MahaRERA Registration No. P51800054289, being developed by M/s. Omkara Infratech CA to Owner.

Sir,

I/ We, Dishant N Shah have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building on Plot Bearing F.P. No. 539, TPS Borivali No. III, at Borivali (West), Mumbai – R/C Ward - 400 092, Admeasuring 535.70 Sq.mt.; having MahaRERA Registration No. P51800054289, being developed by M/S OMKARA INFRATECH.

Based On site Inspection, with respect to the building of the aforesaid real estate project. I certify that as on 01/01/2025, the percentage of work done for each of the building 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

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

Sr. No	Tasks /Activity	Percentage of Work Done
1	Excavation	100%
2	0 number of Basement(s)	N.A.
3	Plinth & Pit for parking	100%
4	0 number of Podiums	N.A.
5	Stilt Floor	100%
6	10 number of Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	70%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	15%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	00%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	00%

TABLE-B

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

S.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	No	N.A.	--
2	Water Supply	Yes	0%	Water supply from BMC and Plumbing layout is prepared.
3	Sewerage (chamber, lines, Septic Tank , STP)	No	N.A.	BMC Sewer present at site
4	Storm Water Drains	Yes	0%	External SWD & Internal SWD drawing are prepared.
5	Landscaping & Tree Planting	No	N.A.	--
6	Street Lighting	No	N.A.	BMC Street light present at site
7	Community Buildings	No	N.A.	--
8	Treatment and disposal of sewage and sullage water	No	N.A.	--
9	Solid Waste management & Disposal	No	N.A.	--
10	Water conservation, Rain water	Yes	0%	Design from consultant is obtained
11	Harvesting Energy management	No	N.A.	--
12	Fire protection and fire safety requirements	Yes	0%	Will be provided as per the NOC from CFO, BMC
13	Electrical meter room, sub-station, receiving station	Yes	0%	Ele. Room is proposed on site as per the provisions of DCPR 2034.
14	Others (Option to Add more)	No	N.A.	--

Yours Faithfully

DISHANT NITINKUMAR SHAH
Digitally signed by DISHANT NITINKUMAR SHAH
Date: 2025.01.01 21:36:07 +05'30'

Dishant N. Shah,
B.E. Civil (Bachelor's Degree Holder or equivalent as per Section 2(a) of the Act),
License Surveyor No. S/840000048/LS

Agreed and accepted by:

NEETA MEHUL SHAH
Digitally signed by NEETA MEHUL SHAH
Date: 2025.01.02 10:27:40 +05'30'

Signature of Promoter