UNUSUAL SPACES
Ar. SACHIN SUTAR
ARCHITECTS & INTERIOR DESIGNERS
A1 NATURE VIEW APT. PRAKASH BHAVAN LANE, NEAR CHATURSHRINGI TEMPLE,SENAPATI BAPAT RD. PUNE -411016 .

Annexure -- A
FORM - 1
ARCHITECT'S CERTIFICATE

Date:- April 2025

To,
Om Shivam Buildcon Pvt. Ltd.
Plot No. 10, Rohera Arcade, Ajni Square,
Wardha Road, Nagpur. – 440 015

Subject:- Certificate of percentage of Completion of Construction Work of **Shiv Kailasa PH II** having Maha RERA Registration **P50500029945** being developed by **M/s Om Shivam Buildcon Pvt. Ltd.**

Sir,

I am **" Mr. SACHIN SUTAR OF UNUSUAL SPACES "** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Shiv Kailasa PH II** having Maha RERA Registration **P50500029945** being developed by **M/s Om Shivam Buildcon Pvt. Ltd.**

Based on Site Inspection, with respect to the Layout / each of the Building / Wing of the aforesaid Real Estate Project, I Certify that as on date of this certificate, the Percentage of Work done for each of the building / Wing of the Real Estate Project under Maha RERA is as pert table A herein below. The percentage of the work executed with respect to each of the major activity of the Building / Wing and Overall Percentage of work done with respect to each Building / Wing is detailed in the Table B.

TABLE - A
Building 13, Wing Number I " CAUVERY "

Sr. No	Tasks / Activity	Percentage of Work Done
1.	Excavation	95%
2.	01 number of Basement(s) and Plinth	90%
3.	_____ number of Podiums	N/A
4.	Stilt Floor	10%
5.	18 number of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	30%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	25%
9.	The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	05%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	05%

SACHIN SUTAR CA/95 18039 ARCHITECT

TABLE - A
Building 13, Wing Number II " KALPA "

Sr. No	Tasks / Activity	Percentage of Work Done
1.	Excavation	95%
2.	01 number of Basement(s) and Plinth	90%
3.	_____ number of Podiums	N/A
4.	Stilt Floor	10%
5.	18 number of Slabs of Super Structure	72%
6.	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	20%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	05%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	10%
9.	The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	05%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	05%

TABLE - A
Building 13, Wing Number III " KASAULI "

Sr. No	Tasks / Activity	Percentage of Work Done
1.	Excavation	95%
2.	01 number of Basement(s) and Plinth	90%
3.	_____ number of Podiums	N/A
4.	Stilt Floor	10%
5.	18 number of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	30%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	15%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	20%
9.	The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	05%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	05%



TABLE - A
Building 13, Wing Number IV " GULMARG "

Sr. No	Tasks / Activity	Percentage of Work Done
1.	Excavation	95%
2.	01 number of Basement(s) and Plinth	90%
3.	_____ number of Podiums	N/A
4.	Stilt Floor	10%
5.	18 number of Slabs of Super Structure	88%
6.	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	20%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	05%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	10%
9.	The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	05%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	05%

SACHIN SUTAR
CA/95
18039
ARCHITECT

TABLE – B
Common Areas SHIV KAILASA PHASE - II

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads &Footpaths	Yes	75 %	
2.	Water Supply	Yes	0 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	60 %	
4.	Storm Water Drains	Yes	60 %	
5.	Landscaping & Tree Planting	Yes	0 %	
6.	Street Lighting	Yes	20 %	
7.	Community Buildings	Yes	100 %	ClubHouse.
8.	Treatment and disposal of sewage and sullage water	Yes	50 %	STP. To Flush Water Tank.
9.	Solid Waste Management and disposal.	Yes	100 %	STP.
10.	Water Conservation, Rain water harvesting Energy Management	Yes	50 %	To Borewell.
11.	Fire protection and fire safety requirement	Yes	0 %	
12.	Electrical meter room, sub-station, receiving station	Yes	0 %	
13.		Yes	0 %	

Yours Faithfully

SACHIN SUTAR ★ CA/95 18039 ★ ARCHITECT

Ar. Sachin Sutar
(License No. CA / 95 / 18039)

Date :-

Agreed & Accepted by :

Signature of Promotor
Name :- M/s OM Shivam Buildcon Pvt. Ltd.

Date :-