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)

Date: 13/10/2023

To

The **M/S OAK Constructions**

4th Floor, 167 – Ravindranath Tagore Road

Civil Lines, Nagpur - 440001

Subject: Certificate of Percentage of Completion of Construction Work of the Project "OAK Shantiniketan", having MahaRERA Registration Number P50500049041 being developed by M/S OAK Constructions

Sir,

I **Alok Lunia** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Project **"OAK Shantiniketan"** having **MahaRERA Registration Number P50500049041** being developed by **M/S OAK Constructions.**

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

BUILDING - AMBER

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basements (if any)	N.A
3	Podiums (if any)	N.A
4	Plinth	100%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/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 A

BUILDING - VAYU

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basements (if any)	N.A
3	Podiums (if any)	N.A
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs of Super Structure	10%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/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	10%
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 to the Registered Phase / Project Number

Sr. No (1)	Common areas and Facilities. (2)	Proposed (Yes/No) (3)	Percentage of Work done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Foot paths	Yes	0%	
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	Yes	0%	
7.	Community Buildings	N.A.	N.A.	
8.	Treatment and disposal of sewage and sullage water	N.A.	N.A.	
9.	Solid Waste management & Disposal	N.A.	N.A.	
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	N.A.	N.A.	
12.	Fire protection And fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	0%	
14.	Others (Option to Add more)	N.A.	0%	

Yours Faithfully,

Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Regn. No: CA/99/25349

Ar. ALOK LUNIA
(License No.CA/1999/25349)

Agreed and Accepted by:

Mr. Omair Abdul Khader
Managing Partner
M/s. OAK Constructions
Date: 13/10/2023