

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: 31/03/2024

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 "VAYU"/Wing Number 01

Sr. No (1)	Tasks /Activity (2)	Percentage of work done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basements	NA
3	Podiums	NA
4	Plinth	100%
5	Stilt (if any)	100%
6	Slab of Super Structure 1 st Floor to 13 th Habitable Floor	30%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	5%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	30%
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	0%

	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	
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Building "AMBAR"/Wing Number 02

Sr. No (1)	Tasks /Activity (2)	Percentage of work done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basements	NA
3	Podiums	NA
4	Plinth	100%
5	Stilt (if any)	100%
6	Slab of Super Structure 1 st Floor to 13 th Habitable Floor	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	0%

	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	
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TABLE-B

**Common Areas (Internal & External Development Works) in respect of the entire
Registered Phase/Project Number**

Sr.No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Work done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	0%	AS PER SANCTIO NED LAYOUT PLAN
2.	Water Supply	Yes	0%	NMC WATER/ BOREWE LL SHALL BE PROVIDE D
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0%	AS PER SANCTIO NED PLAN

4.	Storm Water Drains	Yes	0%	AS PER SANCTIO NED PLAN
5.	Landscaping & Tree Planting	Yes	0%	AS PER SANCTIO NED PLAN
6.	Street Lighting	Yes	0%	Not Started
7.	Community Buildings	No	0%	NA
8.	Treatment and disposal of sewage and sullage water	No	0%	NA
9.	Solid Waste management & Disposal	No	0%	NA
10.	Water conservation, Rain water harvesting	No	0%	NA
11.	Energy management	No	0%	NA
12.	Fire protection and fire safety requirements	Yes	0%	AS PER SANCTIO NED PLAN
13.	Electrical meter room, sub- station, receiving station	Yes	0%	METER PANNEL/ BOARD SHALL BE PROVIDE D

Yours Faithfully,



Ar. Alok Lunia
14, Pendsa Layout,
Chatrapati Nagar,
Reg. NO: CA/1999/25349

(License NO. CA/1999/25349)

Agreed and Accepted by:



Mr. Omair Abdul Khader

Managing Partner

M/s. OAK Constructions

Date: 31/03/2024