

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: 31/12/2024

To,
M/s.OAK Constructions

Subject: Certificate of Percentage of Completion of Construction Work of “**OAK SHANTINIKETAN**” having Report is based on **Quarter-III** from **01/10/2024** to **30/12/2024** MahaRERA Registration Number **P50500049041** being developed by **M/s.OAK Constructions**.

Sir,

I/ We **ALOK LUNIA** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of “**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 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.


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

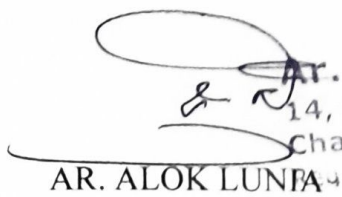
AR. ALOK LUNIA
(License No.CA/1999/25349)
Date: 31/12/2024

TABLE - A

BUILDING- AMBER

Sr. No.	Task / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A.
4.	Plinth	100%
5.	Stilt Floor	40%
6.	Slabs of Super Structure	25%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/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 maybe required to complete project as per specifications in agreement of Sale. Any other activities.	0%

(Report is based on Quarter-III from 01/10/2024 to 31/12/2024)


Ar. Alok Lunia
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Chatrapati Nagar,
4. No: CA/99/25349

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

Date: 31/12/2024

TABLE - A

BUILDING- VAYU

Sr. No.	Task / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(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	60%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	45%
8.	Sanitary Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	40%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
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 maybe required to complete project as per specifications in agreement of Sale. Any other activities.	0%

(Report is based on Quarter-III from 01/10/2024 to 31/12/2024)

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

AR. ALOK LUNIA
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TABLE-B

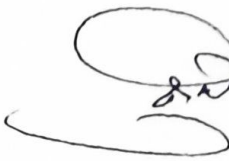
**Common Areas (Internal and External Development Works) in respect to the Registered
Phase / Project Number**

Sr. No.	Common area sand 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%	
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	No	0%	
8.	Treatment and disposal of sewage and sullage water	No	0%	
9.	Solid Waste management & Disposal	No	0%	
10.	Water conservation, Rain water harvesting	No	0%	
11.	Energy management	No	0%	
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)	NA	0%	

(Report is based on Quarter-III from 01/10/2024 to 31/12/2024)

Yours Faithfully,

Agreed and Accepted by:


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

AR. ALOK LUNIA
(License No.CA/1999/25349)
Date: 31/12/2024



Mr. Omair Abdul Khader
Managing Partner
M/s. OAK Constructions