



**ANAND V. DHOKAY**

M. DES., G.D.ARCH., A.I. I.A.

ARCHITECT AND DESIGNER

ADDRESS : F-63 "PALM ACRES", MAHATMA PHULE ROAD, MULUND EAST, MUMBAI : 400081. Email:-anand@3darch.8m.com MOB# 98691 39996

### ARCHITECT'S CERTIFICATE

To,  
M/s Omkar Ventures Pvt.Ltd.  
Omkar House,  
Off Eastern Express Highway,  
Opposite Sion Chunnabhatti Signal,  
Sion East, Mumbai- 400022

Subject :- Certificate of Percentage of Completion of Construction/Development work in "Lawns and Beyond", Sereno A, Phase -IV "Omkar International District" situated on the Plot bearing CTS No. 346 (pt), 346/1 to 6, 349 (pt), 349/1 & 2, 350(pt), 351, 351/1, 352, 352/1 & 2, 431 (pt) of Mogra Village in K/East Ward of M.C.G.M., Jogeshwari (East), Mumbai - 400 060.

**Ref: MAHARASHTRA RERA Registration No. P51800017369**

Sir,

I/We \_\_\_\_\_ have undertaken assignment as Architect for certifying Percentage of Completion of Construction/Development Work of the "Sereno A, Phase - IV "Omkar International District" situated on the Plot bearing CTS No. 346 (pt), 346/1 to 6, 349 (pt), 349/1 & 2, 350(pt), 351, 351/1, 352, 352/1 & 2, 431 (pt) of Mogra Village in K/East Ward of M.C.G.M., Jogeshwari (East), Mumbai - 400 060. admeasuring 545.46 sq.mtr. area being developed by M/s Omkar Ventures Pvt. Ltd

1. Following technical professionals have been appointed by the Promoter :-

- (i) Shri. ANAND V.DHOKAY as Architect;
- (ii) M/s RECI ENGINEERING PVT.LTD. as Structural Consultant;
- (iii) M/s KPM Design services Pvt. Ltd. as Mechanical, Electrical, Plumbing Consultant;
- (iv) Shri. PRASAD DONDDANNA SHETTY as Head Site-Supervisor;

Based on Site Inspection, with respect to 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 as registered vide number P51800017369 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**.

**Wing L & M**

**TABLE A**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                                                          | Percentage of work done |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0%                      |
| 2      | 2 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                                       | 0%                      |
| 3      | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                                                      |                         |
| 4.     | 1 Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0%                      |
| 5      | 22 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                    | 0%                      |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/<br>Premises, Doors and Windows to each of the Flat/ Premises                                                                                                                                                                                                                                                                                                                                   | 0%                      |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical<br>Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                              | 0%                      |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level<br>connecting Staircases and Lifts, Overhead and<br>Underground Water Tanks                                                                                                                                                                                                                                                                                                                      | 0%                      |
| 9      | The external plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the Building/<br>Wing,                                                                                                                                                                                                                                                                                                                            | 0%                      |
| 10     | Installation of Lifts, Water Pumps, Fire Fighting Fittings<br>and Equipment as per CFO NOC, Electrical fittings to<br>Common Areas, Electro, Mechanical equipments,<br>Compliance to conditions of environment/CRZ NOC (if<br>any), Finishing to entrance lobby/s, plinth<br>protection, paving of areas appurtenant to<br>Building/Wing, Compound Wall and all other<br>requirements as may be required to Obtain Occupation<br>/Completion Certificate | 0%                      |

**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                         | N                 | 0%                      |         |
| 2.    | Water Supply Line                                  | Y                 | 0%                      |         |
| 3.    | Sewarage (chamber, lines, Septic Tank, STP)        | Y                 | 0%                      |         |
| 4.    | Storm Water Drains                                 | Y                 | 0%                      |         |
| 5.    | Landscaping & Tree Planting                        | Y                 | 0%                      |         |
| 6.    | Street Lighting                                    |                   |                         |         |
| 7.    | Community Buildings                                |                   |                         |         |
| 8.    | Treatment and disposal of sewage and sullage water | Y                 | 0%                      |         |

|     |                                                       |   |    |  |
|-----|-------------------------------------------------------|---|----|--|
| 9.  | Solid Waste Management & Disposal                     | Y | 0% |  |
| 10. | Water conservation, Rain water harvesting             |   |    |  |
| 11. | Energy Management                                     |   |    |  |
| 12. | Fire protection and fire safety requirements          | Y | 0% |  |
| 13. | Electrical meter room, sub-station, receiving station | Y | 0% |  |
| 14. | Others (Option to Add more)                           |   |    |  |

**TABLE C**

**Overall percentage of the work completed**

| Sr. No. | Particular                                                                           | Percentage of work done |
|---------|--------------------------------------------------------------------------------------|-------------------------|
| 1.      | Overall percentage of construction/development completed as per Table-A and Table-B. | 0%                      |
|         |                                                                                      |                         |

Date:

Place:

  
**ANAND V. DHOKAR**  
**ARCHITECT**  
**REG.NO.CA/87/10855**