



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 : 40081. Email:-anand@3darch.8m.com MOB# 98691 39996

FORM 1

ARCHITECT'S CERTIFICATE

Date : 01.06.2019

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 Work of
"Lawns and Beyond - Phase 3, Omkar International District",
1 No. of Building with 3 Wings (Wing I to K) of the 2nd Phase of the
Project [MahaRERA Registration Number P51800014037] situated on
the CTS nos. 431 (pt) of Village Mogra part of approved LOI
SRA/ENG/1115/KE/ ML/PL/LOI dated 17.05.2017 and demarcated
by its boundaries (latitude and longitude of the end points)
LAT- 19° 7'55.13"N, LONG- 72°51'24.26"E to the North
LAT- 19° 7'49.93"N, LONG- 72°51'24.15"E to the South
LAT- 19° 7'53.63"N, LONG- 72°51'27.93"E to the East
LAT- 19° 7'53.43"N, LONG- 72°51'22.08"E to the West
Mogra village Jogeshwari (East) Mumbai- 400060 admeasuring
1337.33 sq.mtr. area being developed by M/s Omkar Ventures Pvt.
Ltd.

Sir,

I, Anand V. Dhokay have undertaken assignment as Architect of certifying
Percentage of Completion of Construction Work of 1 Building with 6 Wings
(Wing C to H) of the 2nd Phase of the Project, situated on the plot bearing CTS
nos. 431 (pt) of Village Mogra part of approved LOI
SRA/ENG/1115/KE/ML/PL/LOI dated 17.05.2017 of Mogra village Jogeshwari
(East) Mumbai- 400060 admeasuring 1337.33 sq.mtr. area being developed by
M/s Omkar Ventures Pvt.Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Mr. Anand V. Dhokay as L.S. / Architect;
- (ii) M/s KPM DESIGN SERVICES (P) LTD as Structural Consultant
- (iii) M/s KPM DESIGN SERVICES (P) LTD.as MEP Consultant
- (iv) M/s Shri Prasad Doddanna Shetty as 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 P51800014037 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 1-Wing I

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	2 number of Basement and Plinth/LG	0%
3	1 number of Podiums	0%
4	Stilt Floor and Ground floor	0%
5	22 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	0%



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Table A
Building 1-Wing J

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement and Plinth/LG	50%
3	1 number of Podiums	0%
4	Stilt Floor and Ground floor	0%
5	20 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	0%

Table A
Building 1-Wing K

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement and Plinth/LG	100%
3	1 number of Podiums	100%
4	Stilt Floor and Ground floor	0%
5	20 number of Slabs of Super Structure	5%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	0%



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TABLE-B
Internal & External Development Works in Respect of the entire Registered Phase

S. No.	Common Areas And Facilities, Amenities	Proposed (Yes/No)	Progress of Work Completion	Details
1	Internal Roads & Footpaths	Yes	0%	Shared by the entire layout
2	Water Supply	Yes	0%	Shared by the entire layout
3	Sewerage (chamber lines, Septic Tank, STP)	Yes	0%	Shared by the entire layout
4	Storm Water Drains	Yes	0%	Shared by the entire layout
5	Landscaping and tree planting	Yes	0%	Shared by the entire layout
6	Street Lighting	Yes	0%	Shared by the entire layout
7	Community Buildings	No	0%	N/A
8	Treatment and disposal of sewage and sullage water	Yes	0%	Shared by the entire layout
9	Solid Waste management & Disposal	Yes	0%	Shared by the entire layout
10	Water conservation, Rain water harvesting	No	0%	N/A
11	Energy management	No	0%	N/A
12	Fire protection and fire safety requirements	Yes	0%	Shared by the entire layout
13	Electrical meter room, sub-station, receiving station	Yes	0%	Shared by the entire layout
14	Other (Option to Add more)	No	0%	N/A

Yours faithfully,

ANAND V. DHOKAY
ARCHITECT
REG.NO.CA/87/10855

