



ANAND V. DHOKAY

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

ARCHITECT AND DESIGNER

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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", Phase-III "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. P51800014037

Sir,

I/We _____ have undertaken assignment as Architect
for certifying Percentage of Completion of Construction/Development Work of the
"Lawns and Beyond", Phase-III "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 1337.33 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
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.

Wing I
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	22number 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 equipments, Compliance to conditions of environment/CRZ NOC (if any), 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-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%

Wing J

TABLE A

Sr. No	Tasks /Activity	Percentage of work done
1.	Excavation	80%
2	2 number of Basement(s) and Plinth	80%
3	0 number of Podiums	
4	1 Stilt Floor	80%
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 equipments, Compliance to conditions of environment/CRZ NOC (if any), 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-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.	5%

Wing K**TABLE A**

Sr. No	Tasks /Activity	Percentage of work done
1.	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	0 number of Podiums	
4	1 Stilt Floor	100%
5	22number of Slabs of Super Structure	60%
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 equipments, Compliance to conditions of environment/CRZ NOC (if any), 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-B**Internal & External Development Works in Respect of the entire Registered Phase**

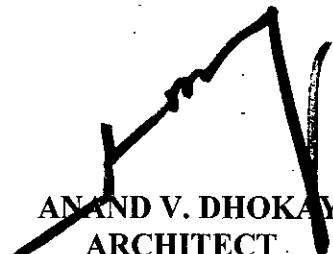
S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	N	0%	
2.	Water Supply Line	Y	0%	
3.	Sewarage (chamber, lines, Septic Tank, STP)	Y	0%	
4.	Storm Water Drains	Y	0%	
5.	Landscaping & Tree Planting	Y	0%	
6.	Street Lighting			
7.	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.	30%

Date:

Place:



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