



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:

To
M/s Omkar Realtors & Developers Pvt. Ltd.,
Omkar Esquare,
Vasantrao Naik Marg,
Sion Chunnabhatti Signal,
Eastern Express Highway,
Sion East, Mumbai - 400022

Subject : Certificate of completion for construction work of Sale building 01 called "Omkar 1973" comprising 02 (54th part floor to 79th floor) & 03 (16th floor to 70th floor) of single Phase (MahaRERA Registration Number P51900003316) situated on the Plot bearing no 286(pt), 913, 1/914, 3/914 , 1A/913, 914, 2/914, 4/914 & 915 & 7E/1629(Crest Scheme Plot No. 250B) demarcated by its boundaries (latitude and longitude of the end points) Latitude 19°0'36.23" N Longitude 72°49'24.60" E to the North Latitude 19°0'30.50" N Longitude 72°49'24.56" E to the South Latitude 19°0'33.30" N Longitude 72°49'24.90" E to the East Latitude 19°0'33.38" N Longitude 72°49'23.14" E to the West, Lower Parel Division, Pandurang Budhkar Marg, Worli, Mumbai – 400 025 admeasuring 3372.51 sq. mtrs. area being developed by M/s. Omkar Realtors & Developers Pvt. Ltd.

Sir,

I, Anand V. Dhokay have undertaken assignment as Architect/Licensed Surveyor of certifying Completion of Construction Work of Sale Building 01 called " Omkar1973" Comparising Tower 02& Tower03 of the single Phase, situated on the plot bearing C.S. Nos. 286(pt), 793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915, 1629(pt), 6/1629 & 7E/1629(Crest scheme plot no. 250B) of Lower Parel Division, Pandurang bhudkar Marg, Worli, Mumbai -400025 admeasuring 3372.51 sq. mtrs. area being developed by M/s. Omkar Realtors & Developers Pvt. Ltd.

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

- (i) Mr. A. V. Dhokay as L.S. / Architect;
- (ii) M/s Buro Happlod Engineer India Pvt. Ltd. as Structural Consultant
- (iii) M/s Buro Happlod Engineer India Pvt. Ltd. as MEP Consultant
- (iv) Mr. Kishor Parmar as Site Supervisor

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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 that is being registered vide number P51900003316 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 Details For Tower 01

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	03 number of Basement(s) and Plinth	100%
3	10 number of Podiums	100%
4	Stilt Floor	0
5	Tower 01 constructed upto 72 nd level .	85%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	85%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	85%
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	90%

Table A Details For Tower 02

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	03 number of Basement(s) and Plinth	100%
3	10 number of Podiums	0%



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4	Stilt Floor	0
5	Tower 02 constructed upto 69 th level	67%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	70%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	70%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	85%
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	85%

Table A Details For Tower 03

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	03 number of Basement(s) and Plinth	100%
3	10 number of Podiums	100%
4	Stilt Floor	0
5	Tower 03 constructed upto 37 th level	50%
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	30%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%



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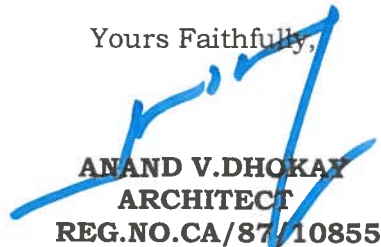
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, 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)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	50%	NA
2.	Water Supply	Yes	70%	NA
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	70%	NA
4.	Storm Water Drains	Yes	70%	NA
5.	Landscaping & Tree Planting	Yes	0%	NA
6.	Street Lighting	Yes	0%	NA
7.	Community Buildings	Yes	0%	NA
8.	Treatment and disposal of sewage and sullage water	Yes	70%	NA
9.	Solid Waste management & Disposal	Yes	50%	NA
10.	Water conservation, Rain water harvesting	Yes	50%	NA
11.	Energy management	Yes	0%	NA
12.	Fire protection and fire safety requirements	Yes	60%	NA
13.	Electrical meter room, sub-station, receiving station	Yes	50%	NA
14.	Others (Option to Add more)	Yes	0%	NA

Yours Faithfully,


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