



**Annexure A**

FORM 1  
[see Regulation 3]

**ARCHITECT'S CERTIFICATE**

To,  
**M/s. Oscar Infrastructure Pvt Ltd,**  
711, The Corporate Centre,  
Nirmal Life Style, Mulund (W),  
Mumbai - 400080

Subject: Certificate of Percentage of Completion of Construction Work of "**West Nandanvan Co-Operative Housing Society Ltd.**" on Survey No. 1000, Plot No. 1027 (pt.) and 1028 corresponding C.T.S. No. 913B of Village Mulund west, Mumbai – 400 080. having Registration Number \_\_\_\_\_ (Only Applicable after project Registration) being developed by **M/s. Oscar Infrastructure Pvt Ltd.**

Sir,

I, **MR. NITIN D. GUNJAL** ( Council of Arch.. CA/2008/42482) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of \_\_\_\_\_ MahaRERA Registration Number \_\_\_\_\_ (Only Applicable after project Registration,) being developed by **M/s. Oscar Infrastructure Pvt Ltd.**

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project. I/We certify that as on the date of this certificate, the Percentage of Work done for each of the building 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.

**TABLE – A**

Layout Building / Wing Number (to be prepared separately for each Layout/ Building / Wing of the Project)

Sr. No. (1)	Task / Activity (2)	Percentage of actual work done As on date of the certificate (3)
1.	Excavation	00
2.	Basements (if any)	-
3.	Podiums	0
4.	Plinth	0
5.	Stilt Floor	0
6.	Slabs of super structure	0
7.	Internal walls, Internal Plaster	0
8.	Floorings, Doors & windows within Flats / premises	0
9.	Sanitary Fittings within the Flat/Premises	0
10.	Staircases Lift wells and lobbies at each Floor level overhead and underground water tanks.	0
11.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the building / wing	0
12.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment's 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 other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	0

**TABLE –B**

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

Sr. no.	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
1	Internal Roads & Footpaths	NO	-	N.A.
2	Water Supply	YES	0%	Yet to Start
3	Sewerage (Chamber, lines, Septic tank, STP)	YES	0%	Yet to Start (Only Chamber Lines)
4	Storm Water Drains	YES	0%	Yet to Start
5	Landscaping & Tree Planting	YES	0%	Only Tree Plantation
6	Street Lighting	YES	0%	Yet to Start
7	Community Buildings	NO	-	N.A.
8	Treatment and disposal of sewage and sullage water.	NO	-	N.A.
9	Solid Waste management & Disposal	NO	-	N.A.
10	Water conservation / Rain water harvesting	NO	-	N.A.
11	Energy management	NO	-	N.A.
12	Fire protection and Fire Safety Requirements	YES	0%	Yet to Start
13	Electrical meter room, sub-station, receiving station on ground	YES	0%	Yet to Start
14	Electrical work – wiring , switch boards	NO	-	N.A.

Yours faithfully,

For M/s. Speco Architect

NITIN

DATTATRAY

GUNJAL

Digitally signed by NITIN DATTATRAY GUNJAL  
DN: cn=N, postalCode=400081, st=MAHARASHTRA,  
street=KUMHAI, o=Personal, serialNumber=245581884648501185517a2cb  
533478132294aa55338c4919cc0c5745d1,  
pseudoym=7252027326e4b23ab48b4dc182b808  
,  
2.5.4.20=0177993c3c8c4294d4371a279c047078c4e2  
14916c5f6b2d3d44949c4922318, email=AR,  
NITINGUNJAL@GMAIL.COM, cn=NITIN DATTATRAY  
GUNJAL  
Date: 2024.03.01 17:19:33 +0530

**Ar. Nitin Gunjal**

**(Council of Arch. CA/2008/42482)**

Agreed and Accepted by:

**For M/s. Oscar Infrastructure Pvt Ltd.**

**Authorized Signatory**

**Trusha Lathiya**