



Avishkar

Architects & Interior Designers

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FORM 1

ARCHITECT'S CERTIFICATE

To,

Date: 30-11-2020

**M/s. Om Sai Developers
S11, Osia Mall, 2nd Floor,
SGPDA Market Complex,
Margao, Goa- 403601**

Subject: Certificate of Percentage of Completion of Construction Work of "Osia Elite" a residential building Project, situated on (amalgamated plot) plot bearing PTS No. 137 / Plot B-Chalta No. 148 (part) & Chalta No. 149 and Plot A2-Chalta No. 95(part), 96, 97, 98, 99 & 100, demarcated by its boundaries by Chalta No. 148, Public road & Chalta No. 99/PTS 137 to the North, By Chalta No. 148 & 95/PTS No. 137 to the South, By Chalta No. 95 (part), 148 & 102/PTS No. 137 to the East, By Chalta No. 149, 92 & 148/PTS No. 137 to the West respectively, at Borda, Margao, within area of Margao Municipal Council, Taluka and Sub District Salcete, District South Goa, Goa, PIN 403602, admeasuring 1410.14 Sq. mtrs (total) area being developed by M/s. Om Sai Developers.

Ref : Goa RERA Registration Number - Applied

Sir,

I Mr. Sameer Nadkarni have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of "Osia Elite" a residential building project, situated on (amalgamated plot) plot bearing PTS No 137 / Plot B- Chalta No. 148 (part) & Chalta No. 149 and Plot A2 -Chalta No. 95(part), 96, 97, 98, 99 & 100 at Borda, Margao, within area of Margao Municipal Council, Taluka and Sub District Salcete, District South Goa, Goa PIN 403602, admeasuring 1410.14 Sq. mtrs (total) area being developed by M/s. Om Sai Developers.

Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Sameer alias Dattakumar Nadkarni Architect;
- (ii) Shri Prakash Lawande as Structural Consultant;
- (iii) Shri Ramchandra Deo as MEP Consultant;
- (iv) Shri Pradeep Naik Site Supervisor

Based on Site Inspection, with respect to each of the building 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 Villa of the Real Estate Project as registered vide numberApplied.....under Goa RERA 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

“Osia Elite”Residential Building Project

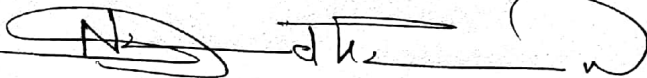
Sr. No.	Task/Activity	Percentage of work done
1	Excavation	Nil
2	___ Number of basement(s) and plinth	Nil
3	0 Number of Podiums	N. A.
4	Stilt Floor	Nil
5	___ Number of Slabs Of Super Structure	Nil
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	Nil
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	Nil
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	Nil
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	Nil
10	Installation of Lifts, Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, Protection, Paving of areas electro, Mechanical Equipments, Compliance to conditions of environment / CRZ NOC, Finishing to entrance Lobby/s, plinth appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	Nil
Overall Completion of the Project		Nil

TABLE - B

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

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Of Work Done	Details
1	Internal Roads and Footpaths'	Yes	Nil	
2	Water Supply	Yes	Nil	
3	Sewerage(chamber, Lines, Septic Tank, STP)	Yes	Nil	
4	Storm Water Drains	Yes	Nil	
5	Landscaping & Tree Planting	No	N. A.	
6	Street Lighting	Yes	Nil	
7	Community Flat	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	Nil	
13	Electrical meter R room, Sub-station, Receiving station, Panels	Yes	Nil	
14	Others (Option to Add more)			

Yours Faithfully



Signature & Name of Architect

SHRI. SAMEER ALIAS DATTAKUMAR NADKARNI.

Council of Architecture Reg. No. CA/90/12852

MR. SAMEER NADKARNI
Architect-CA/90/12852
Reg. No. AR/0003/2010