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QUADRA DESIGN CELL

FORM - 1

ARCHITECT'S CERTIFICATE

Date: 30.06.2017

To,

M/s. Sandesh Infrastructures Pvt. Ltd., Director Mr. Dilip P. Agrawal

Subject: Certificate of percentage of Completion of Construction Work of **"Sandesh City Apartments - 1 "** [RERA Registration Number] situated on KH.No.167/168 within the limits of Gram Panchyat Jamtha, Mouza-Jamtha in Tahsil and District – Nagpur,. Demarcated by its boundaries (latitude and longitude of the end points) 21.00 N, 79.02 E, PIN: 441122 admeasuring 46335.08 sq.m. Being developed by M/s. Sandesh Infrastructures Pvt. Ltd., Director Mr. Dilip P. Agrawal.

Sir,

We, Ar. Aditya Indurkar & Ar.Varun Deshmukh have undertaken assignment as **Architect** of certifying Percentage of Completion of Construction Work of **"Sandesh City Apartments-1"** [RERA Registration Number] situated on KH.No.167,168/2 within the limits of Gram Panchyat Jamtha, Mouza-Jamtha in Tahsil and District – Nagpur PIN: 441122 admeasuring 46335.08 sq.m area being developed by M/s. Sandesh Infrastructures Pvt. Ltd., Director Mr. Dilip P. Agrawal

1. Following technical professionals are appointed by Owner / Promoters:
   - i. Ar. Aditya Indurkar & Ar.Varun Deshmukh as Architects;
   - ii. Shri. Ashish Shivarkar & Aman kumar as Structural Consultant
   - iii. M/s. Madhav Narayan Joshi as MEP Consultant
   - iv. Shri. Javed Khan as Site Supervisor
   - v. Mr. Narendra babde as Plumbing Consultant
   - vi. Mr. Ranjan Nayak as Fire consultant.

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I Certify that as on date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number _____ under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Building/Wing and Overall Percentage of work done with respect to each Building/Wing is detailed in the Table B.

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QUADRA DESIGN CELL

TABLE - A

FLAT BUILDING – 1 (STELLA 1)

Sr. No	Tasks / Activity	Percentage of Work Done
1.	Excavation	100%
2.	one plinth	100%
3.	number of podiums(no podiums)	n.a.
4.	Stilt Floor 1 Nos.	100%
5.	8 number of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within shops/ Premises, Doors and windows to each of the shops / Premises	100%
7.	Sanitary Fittings within the Shops/Premises, Electrical Fittings within the Shops/Premises	100%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	100%
9.	The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	100%



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QUADRA DESIGN CELL

FLAT BUILDING – 2 (STELLA 2)

Sr. No Tasks / Activity	Percentage of Work Done
11. Excavation	100%
12. one plinth	100%
13. number of podiums(no podiums)	n.a.
14. Stilt Floor 1 Nos.	100%
15. 8 number of Slabs of Super Structure	100%
16. Internal walls, Internal Plaster, Floorings within shops/ Premises, Doors and windows to each of the shops / Premises	100%
17. Sanitary Fittings within the Shops/Premises, Electrical Fittings within the Shops/Premises	100%
18. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	100%
19. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
20. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	100%

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QUADRA DESIGN CELL

FLAT BUILDING – 3 (Stella 3) Tower 1 & 2

Sr. No Tasks / Activity	Percentage of Work Done
21. Excavation	100%
22. one plinth	100%
23. number of podiums(no podiums)	n.a.
24. Stilt Floor 1 Nos.	100%
25. 8 number of Slabs of Super Structure	100%
26. Internal walls, Internal Plaster, Floorings within shops/ Premises, Doors and windows to each of the shops / Premises	50%
27. Sanitary Fittings within the Shops/Premises, Electrical Fittings within the Shops/Premises	0
28. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	50%
29. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
30. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate,	0%

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QUADRA DESIGN CELL

FLAT BUILDING – 4 (Sterling-4)

Sr. No Tasks / Activity	Percentage of Work Done
31. Excavation	100%
32. one plinth	100%
33. number of podiums(no podiums)	n.a.
34. Stilt Floor 1 Nos.	100%
35. 8 number of Slabs of Super Structure	100%
36. Internal walls, Internal Plaster, Floorings within shops/ Premises, Doors and windows to each of the shops / Premises	100%
37. Sanitary Fittings within the Shops/Premises, Electrical Fittings within the Shops/Premises	100%
38. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	100%
39. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
40. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	100%

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QUADRA DESIGN CELL

TABLE – B

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

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
	Internal Roads &Footpaths	yes	75%	As per plan
	Water Supply	yes	75%	As per plan
	Sewerage (chamber, lines, Septic Tank, STP)	Yes	75%	As per plan
	Storm Water Drains	Yes	100%	As per plan
	Landscaping & Tree Planting	yes	70%	As per plan
	Street Lighting	yes	100%	As per plan
	Community Buildings	No	N.A.	
	Treatment and disposal of sewage and sullage water	No	N.A.	
	Solid Waste Management and disposal.	No	N.A.	
	Water Conservation, Rain water harvesting	No	N.A.	
	Energy Management	No	N.A.	
	Fire protection and fire safety requirement	Yes	90%	As per plan
	Electrical meter room, sub-station, receiving station	Yes	75%	As per plan

Yours Faithfully

Signature & Name:
AR.ADITYA INDURKAR (License No. CA/2010/50537):

AR.VARUN DESHMUKH (License No. CA/2010/50533):

AR. ADITYA D. INDURKAR