

**FORM 1 [see Regulation 3]  
ARCHITECT'S CERTIFICATE**

Date: 29<sup>th</sup> June 2018

To

Sandeep Dwellers Pvt Ltd  
3C, Gulmohar, Temple Road  
Civil Lines, Nagpur – 440001

**Subject: Certificate of Percentage of Completion of Construction Work of SPDL Paradise II – C wing for Construction of 1 building of the Second Phase (MahaRERA Registration Number -P50500006021) situated on the Plot bearing C.N. No/CTS No./ Survey No. 295 - Sheet No.72, Kh. No. 53/2, 54, 58, 59/3, demarcated by its boundaries (21°09'53"N 79°00'17"E) to the North – Road, to the South – City Survey No. 296, to the East – Road, to the West – City Survey No. 294 of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440023, admeasuring 1153.82 Sq.mts. out of 8319.80 Sq.mts area being developed by Sandeep Dwellers Pvt. Ltd.**

Sir,

I, Anand Sarda have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 1 Building of the Second Phase of the Project, situated on the plot bearing C.N. No/CTS No./ Survey No. 295 - Sheet No.72, Kh. No. 53/2, 54, 58, 59/3, demarcated by its boundaries (21°09'53"N 79°00'17"E) to the North – Road, to the South – City Survey No. 296, to the East – Road, to the West – City Survey No. 294 of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440023, admeasuring 1153.82 Sq.mts. out of 8319.80 Sq.mts area being developed by Sandeep Dwellers Pvt. Ltd.

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

- (i) Shri Anand Sarda as L.S. / Architect
- (ii) Shri Aman Kumar Singh as Structural Consultant
- (iii) Shri Anand Sarda as MEP Consultant
- (iv) Shri Aman Kumar Singh as Quantity Surveyor \*

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 - P50500006021 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**

Building /Wing Number C

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100                     |
| 2      | <u>1</u> number of Plinth                                                                                                                                                                                                                                                                                                                                                                                               | 100                     |
| 3      | <u>0</u> number of Podiums                                                                                                                                                                                                                                                                                                                                                                                              | NA                      |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | 100                     |
| 5      | <u>10</u> number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                            | 100                     |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 2                       |
| 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                                                                                                                                                                                                                                                                                           | 100                     |
| 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 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                       |

**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                            | No                |                         | NA                                         |
| 2.   | Water Supply                                          | Yes               | 100                     | NMC Water supply active                    |
| 3.   | Sewerage (chamber, lines, Septic Tank , STP)          | Yes               | 100                     | STP complete                               |
| 4.   | Storm Water Drains                                    | Yes               | 100                     | Done                                       |
| 5.   | Landscaping & Tree Planting                           | Yes               | 100                     | Requisite Trees Planted                    |
| 6.   | Street Lighting                                       | Yes               | 0                       | External Lights on building                |
| 7.   | Community Buildings                                   | Yes               | 100                     | Club house Complete                        |
| 8.   | Treatment and disposal of sewage and sullage water    | Yes               | 100                     | STP made and operational                   |
| 9.   | Solid Waste management & Disposal                     | Yes               | 0                       | Will be done as per norms                  |
| 10.  | Water conservation, Rain water harvesting             | Yes               | 90                      | Connection to Harvesting pit left          |
| 11.  | Energy management                                     | Yes               | 80                      | Solar Power plant done but connection left |
| 12.  | Fire protection and fire safety requirements          | Yes               | 0                       | As per law                                 |
| 13.  | Electrical meter room, sub-station, receiving station | Yes               | 0                       | MSEB to provide transformer                |
| 14.  | Generator Back up                                     | Yes               | 100                     | All common facilities on power back up     |
| 15.  | Security CCTV Camera                                  | Yes               | 0                       | For ground floor common areas              |
| 16.  | Lift                                                  | Yes               | 0                       | Wing has 1 lift                            |
| 17.  | Society Office                                        | Yes               | 0                       | Not yet started                            |
| 18.  | Aggregate area of recreational open space             | Yes               | 100                     | Fully developed                            |
| 19.  | Open Parking                                          | Yes               | 0                       | Paving of area left                        |

Yours Faithfully



ANAND SARDA

Architect

License No. COA – CA/99/24614

NIT LS No. - 1196