

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

Date: 4<sup>th</sup> July 23

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 having MahaRERA Registration Number -P50500006021 being developed M/s. Sandeep Dwellers Pvt. Ltd.**

Sir,

I, Anand Sarda have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of SPDL Paradise II – C Wing having MahaRERA Registration Number -P50500006021 being developed M/s. Sandeep Dwellers Pvt. Ltd.

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 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.

**Calculation for Architect's Certificate - Form 1  
Project - SDPL Paradise II**

**C Wing**

| Sr. No. | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                                        | Work Done % |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                        | A           |
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%        |
| 2       | Podiums                                                                                                                                                                                                                                                                                                                                                                                                                                | NA          |
| 3       | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100%        |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                            | 100%        |
| 5       | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                               | 100%        |
| 6       | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises                                                                                                                                                                                                                                                                                                                                                    | 100%        |
| 7       | Sanitary Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                             | 30%         |
| 8       | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                          | 100%        |
| 9       | 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 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 all other requirements as may be required to complete project as per specifications in agreement of sale. Any other activities | 35%         |
|         | <b>Total Work Done for the Wing / Building</b>                                                                                                                                                                                                                                                                                                                                                                                         | <b>83%</b>  |

TABLE-B

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

| Sr. No. | Common areas and Facilities, Amenities                | Work Done % |
|---------|-------------------------------------------------------|-------------|
|         |                                                       | A           |
| 1       | Internal Roads & Footpaths                            | NA          |
| 2       | Water Supply                                          | 100%        |
| 3       | Sewarage (chamber, lines, Septic Tank , STP)          | 100%        |
| 4       | Storm Water Drains                                    | 100%        |
| 5       | Landscaping & Tree Planting                           | 100%        |
| 6       | Street Lighting                                       | 0%          |
| 7       | Community Buildings                                   | 100%        |
| 8       | Treatment and disposal of sewage and sullage water    | 100%        |
| 9       | Solid Waste management & Disposal                     | 0%          |
| 10      | Water conservation, Rain water harvesting             | 90%         |
| 11      | Energy management                                     | 80%         |
| 12      | Fire protection and fire safety requirements          | 0%          |
| 13      | Electrical meter room, sub-station, receiving station | 0%          |
| 14      | Generator Back up                                     | 100%        |
| 15      | Security CCTV Camera                                  | 0%          |
| 16      | Lift                                                  | 0%          |
| 17      | Society Office                                        | 0%          |
| 18      | Aggregate area of recreational open space             | 100%        |
| 19      | Open Parking                                          | 0%          |
|         | <b>Total Work Done for the Wing / Building</b>        | <b>55%</b>  |

Yours Faithfully

  
**ANAND N. SARDA**  
 Architect & Interior Designer  
 C.O.A. Reg. No.: CA/99/24614  
 N.I.T. L.S. No.: 1196  
 License No. COA - CA/99/24614  
 N.M.C. L.S. No.: R-284  
 NIT LS No. – 1196

Agreed and Accepted by

Signature of Promoter Name: M/s. Sandeep Dwellers Pvt. Ltd.  
 Date: 4<sup>th</sup> July 2023