

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

Date : 3<sup>rd</sup> Jan 20

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

**Subject: Certificate of Percentage of Completion of Construction Work**  
**Project: SPDL Greens II**  
**MahaRERA No: P50500007483**

Sir,

I, Rahul Agarwala have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 2 Wings of the Second Phase of the Project, situated on the plot bearing C.N. No/CTS No/ Survey No. 23 Sheet No.915/20, Kh. No. 13-15/1 and 13-15/2, Mouza Wanjara, Nagpur – 440026 demarcated by its boundaries (21°11'45"N 79°07'24"E) to the North Kh No 11-12/3, to the South – Remaining part of Kh. No. 13-15/1 and 13-15/2, to the East Kh No. 13-15/3, to the West – Wanjara Village boundary, of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440026, admeasuring 2878.98 Sq.mts. area being developed by Sandeep Dwellers Pvt. Ltd.

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

- (i) Shri Rahul Agarwala as L.S. / Architect
- (ii) Shri Prasanna Kulkarni as Structural Consultant
- (iii) Shri Rahul Agarwala as MEP Consultant
- (iv) Shri Prasanna Kulkarni 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-P50500007483 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 A (to be prepared separately for each Building /Wing of the Project)

| Sr. No | Tasks /Activity                                                                                                               | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                    | 100                     |
| 2      | ___1___ number of Plinth                                                                                                      | 100                     |
| 3      | ___0___ number of Podiums                                                                                                     | NA                      |
| 4      | 1 Stilt Floor                                                                                                                 | 100                     |
| 5      | ___8___ number of Slabs of Super Structure                                                                                    | 50                      |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises             | 10                      |
| 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 | 40                      |
| 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                                                   | 0                       |

|  |                                                                                                                                                                                                                                                                                                                                             |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | 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 |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

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

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100                     |
| 2      | ___1___ number of Plinth                                                                                                                                                                                                                                                                                                                                                                                                | 100                     |
| 3      | ___0___ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                               | NA                      |
| 4      | 1 Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                           | 100                     |
| 5      | ___8___ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                              | 50                      |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 10                      |
| 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                                                                                                                                                                                                                                                                                           | 40                      |
| 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                         | Yes               | 100                     | Completed as per Norms       |
| 2.   | Water Supply                                       | Yes               | 75                      | Sumps and connections made   |
| 3.   | Sewerage (chamber, lines, Septic Tank , STP)       | Yes               | 75                      | STP complete                 |
| 4.   | Storm Water Drains                                 | Yes               | 75                      | All lines complete           |
| 5.   | Landscaping & Tree Planting                        | Yes               | 75                      | Plantation done as per norms |
| 6.   | Street Lighting                                    | Yes               | 0                       | Lighting from building       |
| 7.   | Community Buildings                                | Yes               | 0                       | Club house will be made      |
| 8.   | Treatment and disposal of sewage and sullage water | Yes               | 100                     | STP already working          |
| 9.   | Solid Waste management & Disposal                  | Yes               | 0                       | As per norms                 |
| 10.  | Water conservation, Rain water harvesting          | Yes               | 0                       | As per norms                 |
| 11.  | Energy management                                  | Yes               | 0                       | As per norms                 |
| 12.  | Fire protection and fire safety                    | Yes               | 0                       | As per norms                 |

|     | requirements                                          |     |    |                                        |
|-----|-------------------------------------------------------|-----|----|----------------------------------------|
| 13. | Electrical meter room, sub-station, receiving station | Yes | 0  | MSEB to provide transformer            |
| 14. | Generator Back up                                     | Yes | 0  | Common facilities to have power backup |
| 15. | Security CCTV Camera                                  | Yes | 0  | For ground floor common areas          |
| 16. | Lift                                                  | Yes | 0  | Each Wing has 1 lift                   |
| 17. | Society Office                                        | Yes | 25 | Walls made                             |
| 18. | Aggregate area of recreational open space             | Yes | 80 | Developed and maintained               |
| 19. | Open Parking                                          | Yes | 0  | Paving to be done                      |

Yours Faithfully



RAHUL AGARWALA

Architect

License No. \_\_\_\_\_

**AR. RAHUL AGARWALA**

**REG NO. - CA/2008/41949**

**NMC - NMC / R - 529**

**NIT - LC. NO. 2310 COA**