FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date : 30th June 18

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

Subject: Certificate of Percentage of Completion of Construction Work of SPDL Aashray, Wanjara for Construction of Wing - 1 of the First Phase (MahaRERA Registration Number – P50500013707) situated on the Plot bearing C.N. No/CTS No./ Survey no./ Final Plot no. 23, Kh. No. 13-15/1 and 13-15/2, Mouza Wanjara, Kamptee Road, 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 Kh No. 13-15, to the East Kh No. 13-15/3, to the West - Nari Wanjara Village Boundary of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440026, admeasuring 1,247.30 Sq.mts. area being developed by Sandeep Dwellers Pvt. Ltd.

Sir,

I Rahul Agarwala have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Wing – 1 of the First Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 23, Kh. No. 13-15/1 and 13-15/2, Mouza Wanjara, Kamptee Road, Nagpur - 440026 , demarcated by its boundaries (21°10'05"N 78°59'45"E) to the North Kh No 11-12/3, to the South Kh No. 13-15, to the East Kh No. 13-15/3, to the West - Nari Wanjara Village Boundary of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440026, admeasuring 1,247.30 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 Aman Kumar Singh as Structural Consultant

(iii) Shri Rahul Agarwala as MEP Consultant

(iv) Shri Aman Kumar Singh as Quantity Surveyor *

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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 – P50500013707 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

Wing - 1

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1____ number of Plinth	80%
3	_____0___ number of Podiums	0%
4	1 Stilt Floor	0%
5	_____5____number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
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	27.5%
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%
	Total Work Done for the Wing / Building	17%

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TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Work Done %	Details
		A	
1	Internal Roads & Foothpaths	100%	Part of larger layout
2	Water Supply	50%	Well & Borewell. Also NMC will supply water
3	Sewarage (chamber, lines, Septic Tank , STP)	75%	STP Already made
4	Storm Water Drains	75%	Pipeline work already done
5	Landscaping & Tree Planting	0%	Trees on periphery will be planted
6	Treatment and disposal of sewage and sullage water	100%	Treated water tank made
7	Solid Waste management & Disposal	0%	Bins for solid waste collection will be put
8	Water conservation, Rain water harvesting	50%	2 nos. harvesting pits to be made
9	Energy management	0%	1% Solar power to be put
10	Fire protection and fire safety requirements	0%	As per law
11	Electrical meter room, sub-station, receiving station	0%	Transformer to be installed by MSEB
12	Generator Back up	0%	All common facilities on power back up
13	Security CCTV Camera	0%	For ground floor common areas
14	Lift	0%	Each wing has 1 lift
15	Aggregate area of recreational open space	100%	Compound wall work will be started
16	Open Parking	0%	Not yet started
	Total Work Done for the Wing	48%	

Yours Faithfully

AR. RAHUL AGARWALA
REG NO. - CA/2008/41949
NMC - NMC / R - 529
NIT - LC. NO. 2310 COA

RAHUL AGARWALA

Architect

License No. _____

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