

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

Date : 4<sup>th</sup> April 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 Aashray for Construction of 7 wings of the First Phase (MahaRERA Registration Number – P50500014329) situated on the Plot bearing Survey no. 260, Kh. No. 18/3, demarcated by its boundaries (21°10'05"N 78°59'45"E) to the North Kh No 18/2, to the South Kh No. 17 & 34, to the East Kh No. 20, to the West Kh No. 29 of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440023, admeasuring 6944.50 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 7 wings of the First Phase of the Project, situated on the plot bearing Survey no. 260, Kh. No. 18/3, demarcated by its boundaries (21°10'05"N 78°59'45"E) to the North Kh No 18/2, to the South Kh No. 17 & 34, to the East Kh No. 20, to the West Kh No. 29 of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440023, admeasuring 6944.50 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 - P50500014329 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 A & MHADA**

| Sr. No.                                        | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Work Done % |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                         | A           |
| 1                                              | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%        |
| 2                                              | ___1___ number of Plinth                                                                                                                                                                                                                                                                                                                                                                                                | 100%        |
| 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                                                                                                                                                                                                                                                                                           | 10%         |
| 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%          |
| <b>Total Work Done for the Wing / Building</b> |                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>9%</b>   |

**Wing B**

| Sr. No. | Tasks /Activity                                                                                                               | Work Done % |
|---------|-------------------------------------------------------------------------------------------------------------------------------|-------------|
|         |                                                                                                                               | A           |
| 1       | Excavation                                                                                                                    | 100%        |
| 2       | ___1___ number of Plinth                                                                                                      | 100%        |
| 3       | ___0___ number of Podiums                                                                                                     | 0%          |
| 4       | 1 Stilt Floor                                                                                                                 | 100%        |
| 5       | ___5___ 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             | 30%         |
| 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 | 10%         |
| 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%         |
| <b>Total Work Done for the Wing / Building</b> |                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>57%</b> |

### Wing C

| Sr. No.                                        | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Work Done % |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                         | A           |
| 1                                              | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%        |
| 2                                              | ___ 1 ___ number of Plinth                                                                                                                                                                                                                                                                                                                                                                                              | 100%        |
| 3                                              | ___ 0 ___ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                             | 0%          |
| 4                                              | 1 Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                           | 100%        |
| 5                                              | ___ 5 ___ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                            | 80%         |
| 6                                              | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 30%         |
| 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                                                                                                                                                                                                                                                                                           | 10%         |
| 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%          |
| <b>Total Work Done for the Wing / Building</b> |                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>50%</b>  |

### Wing D

| Sr. No. | Tasks /Activity                                                                                                   | Work Done % |
|---------|-------------------------------------------------------------------------------------------------------------------|-------------|
|         |                                                                                                                   | A           |
| 1       | Excavation                                                                                                        | 100%        |
| 2       | ___ 1 ___ number of Plinth                                                                                        | 100%        |
| 3       | ___ 0 ___ number of Podiums                                                                                       | 0%          |
| 4       | 1 Stilt Floor                                                                                                     | 100%        |
| 5       | ___ 5 ___ 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 | 30%         |
| 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                                                                                                                                                                                                                                                                                           | 10%        |
| 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%         |
| <b>Total Work Done for the Wing / Building</b> |                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>57%</b> |

### Wing E

| Sr. No.                                        | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Work Done % |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                         | A           |
| 1                                              | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%        |
| 2                                              | ___ 1 ___ number of Plinth                                                                                                                                                                                                                                                                                                                                                                                              | 100%        |
| 3                                              | ___ 0 ___ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                             | 0%          |
| 4                                              | 1 Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                           | 100%        |
| 5                                              | ___ 5 ___ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                            | 60%         |
| 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                                                                                                                                                                                                                                                                                           | 10%         |
| 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%          |
| <b>Total Work Done for the Wing / Building</b> |                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>37%</b>  |

### Wing F

| Sr. No. | Tasks /Activity                                                                                                   | Work Done % |
|---------|-------------------------------------------------------------------------------------------------------------------|-------------|
|         |                                                                                                                   | A           |
| 1       | Excavation                                                                                                        | 100%        |
| 2       | ___ 1 ___ number of Plinth                                                                                        | 100%        |
| 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                                                                                                                                                                                                                                                                                           | 10% |
| 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%  |
| <b>Total Work Done for the Wing / Building</b> |                                                                                                                                                                                                                                                                                                                                                                                                                         | 9%  |

### Wing M

| Sr. No.                                        | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Work Done % |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                         | A           |
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                         | 100%        |
| 1                                              | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%        |
| 2                                              | ___ 1 ___ number of Plinth                                                                                                                                                                                                                                                                                                                                                                                              | 0%          |
| 3                                              | ___ 0 ___ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                             | 10%         |
| 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                                                                                                                                                                                                                                                                                           | 10%         |
| 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%          |
| <b>Total Work Done for the Wing / Building</b> |                                                                                                                                                                                                                                                                                                                                                                                                                         | 10%         |

**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 & Footpaths                            | 100%        |                                                           |
| 2       | Water Supply                                          | 50%         | NMC will supply water                                     |
| 3       | Sewerage (chamber, lines, Septic Tank, STP)           | 25%         | Chamber and lines will be connected to Existing NIT line. |
| 4       | Storm Water Drains                                    | 25%         | Pipeline work will be done                                |
| 5       | Landscaping & Tree Planting                           | 75%         | Trees on periphery will be planted                        |
| 6       | Street Lighting                                       | 0%          |                                                           |
| 7       | Community Buildings                                   | 90%         | Club house will be made                                   |
| 8       | Treatment and disposal of sewage and sullage water    | 0%          |                                                           |
| 9       | Solid Waste management & Disposal                     | 0%          | Bins for solid waste collection will be put               |
| 10      | Water conservation, Rain water harvesting             | 0%          | 2 nos. harvesting pits to be made                         |
| 11      | Energy management                                     | 50%         | 1% Solar power to be put                                  |
| 12      | Fire protection and fire safety requirements          | 0%          | As per law                                                |
| 13      | Electrical meter room, sub-station, receiving station | 0%          | Transformer to be installed by MSEB                       |
| 14      | Generator Back up                                     | 0%          | All common facilities on power back up                    |
| 15      | Security CCTV Camera                                  | 0%          | For ground floor common areas                             |
| 16      | Lift                                                  | 0%          | Each wing has 1 lift                                      |
| 17      | Society Office                                        | 0%          | Not yet started                                           |
| 18      | Aggregate area of recreational open space             | 90%         | Compound wall work will be started                        |
| 19      | Open Parking                                          | 0%          | Not yet started                                           |
|         | <b>Total Work Done</b>                                | <b>41%</b>  |                                                           |

Yours Faithfully



**RAHUL AGARWALA**

Architect **AR. RAHUL AGARWALA**

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

License No. **NMC - NMC / R - 529**

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