FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 31st Dec 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 *

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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 - 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	1 number of Plinth	100
3	0 number of Podiums	NA
4	Stilt Floor	100
5	10 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

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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 & Foothpaths	No		NA
2.	Water Supply	Yes	100	NMC Water supply active
3.	Sewarage (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

1/0

Yours Faithfully

Anand G. Sarda
Architect & Interior Designer
C.O.A. Reg No. - CA /99 /24614
N. I. T. L. S. No. - 1196
M. M. C. L. S. No. - 635

ANAND SARDA

Architect

License No. COA – CA/99/24614

NIT LS No. - 1196

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