FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 4th Oct. 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	40%
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	50%
	Total Work Done for the Wing / Building	87%

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 & Foothpaths	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%
	Total Work Done for the Wing / Building	55%

Yours Faithfully

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

ANAND SARDA
Architect
License No. COA – CA/99/24614
NIT LS No. – 1196

Agreed and Accepted by

Signature of Promoter Name: M/s. Sandeep Dwellers Pvt. Ltd.
Date: 4th Oct.2023