FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date : 29/07/17

To

Sandeep Dwellers Pvt Ltd

3C, Gulmohar, Temple Road

Civil Lines, Nagpur – 440001

Subject: Certificate of Percentage of Completion of Construction Work of SPDL Greens II for Construction of 2 wings of the Second Phase (MahaRERA Registration Number - Applied) 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 – Nari Wanjara Village boundary, of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440026, admeasuring 2878.98 Sq.mts. out of 13770.0 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 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- Applied 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 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

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 & Foothpaths	Yes	100	Completed as per Norms
2.	Water Supply	Yes	75	Sumps and connections made
3.	Sewarage (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 requirements	Yes	0	As per norms
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