FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date 4th July 2024

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

Subject: Certificate of Percentage of Completion of Construction Work
Project: SPDL Greens II
MahaRERA No: P50500007483

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-P50500007483 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.

A Wing

Sr. No.	Tasks /Activity	Work Done %
		A
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%
	Total Work Done for the Wing / Building	31%

C Wing

Sr. No.	Tasks /Activity	Work Done %
		A
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%
	Total Work Done for the Wing / Building	31%

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	100%
2	Water Supply	75%
3	Sewarage (chamber, lines, Septic Tank , STP)	75%
4	Storm Water Drains	75%
5	Landscaping & Tree Planting	75%

6	Street Lighting	0%
7	Community Buildings	0%
8	Treatment and disposal of sewage and sullage water	100%
9	Solid Waste management & Disposal	0%
10	Water conservation, Rain water harvesting	0%
11	Energy management	0%
12	Fire protection and fire safety requirements	0%
13	Electrical meter room, sub-station, receiving station	0%
14	Generator Back up	0%
15	Security CCTV Camera	0%
16	Lift	0%
17	Society Office	25%
18	Aggregate area of recreational open space	80%
19	Open Parking	0%
	Total Work Done for the Wing / Building	**25%**

Yours Faithfully

COA/218494/2009 NIT - 2310 AR. RAHUL AGARWALA MMMO1R/2019/APL/00951

RAHUL AGARWALA
Architect
License No. _____

Agreed & Accepted by:

SANDEEP DWELLERS PVT. LTD. 3-C GULMOHAR TEMPLE RD. CIVIL LINES NAGPUR

Signature of Promoter
Name: Gaurav Agarwala
Director
M/s. Sandeep Dwellers Pvt. Ltd.

Date: 04/07/2024