FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date : 25th Sept 19

To

Sandeep Dwellers Pvt Ltd

3C, Gulmohar, Temple Road

Civil Lines, Nagpur – 440001

Subject: Certificate of Percentage of Completion of Construction Work

Project: SDPL Aashray

MahaRERA No: P50500014329

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.

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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	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	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
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,	100%
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	100%
	Total Work Done for the Wing / Building	100%

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	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
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,	100%
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	100%
	Total Work Done for the Wing / Building	100%

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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	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
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,	100%
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	100%
	Total Work Done for the Wing / Building	100%

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	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
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,	100%
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	100%
	Total Work Done for the Wing / Building	100%

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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	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
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,	100%
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	100%
	Total Work Done for the Wing / Building	100%

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	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	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
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,	100%
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	100%
	Total Work Done for the Wing / Building	100%

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Wing M

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	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
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.	100%
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	100%
	Total Work Done for the Wing / Building	100%

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 & Footpaths	100%
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	100%
7	Community Buildings	100%
8	Treatment and disposal of sewage and sullage water	NA
9	Solid Waste management & Disposal	100%
10	Water conservation, Rain water harvesting	100%
11	Energy management	100%
12	Fire protection and fire safety requirements	NA
13	Electrical meter room, sub-station, receiving station	100%
14	Generator Back up	100%
15	Security CCTV Camera	100%
16	Lift	100%

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17	Society Office	100%
18	Aggregate area of recreational open space	100%
19	Open Parking	100%
	Total Work Done for the Wing / Building	100%

Yours Faithfully

AR. RAHUL AGARWALA
REG NO. - CA/2008/41949
NMC - NMC / R - 529
NIT - LC. NO. 2310 COA

RAHUL AGARWALA
Architect
License No. _____

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