FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

Date 3rd Jan 2021

To

Sandeep Dwellers Pvt Ltd

3C, Gulmohar, Temple Road

Civil Lines, Nagpur – 440001

Subject: Certificate of Percentage of Completion of Construction Work

Project: SDPL Royale

MahaRERA No: P50500016581

Sir,

I Rahul Agarwala have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of SDPL Royale for Construction of 1 building (MahaRERA Registration Number – P50500016581) situated on the Plot C bearing Survey no. 35, Kh. No. 25/1, demarcated by its boundaries (21°08'23"N 79°08'24"E) to the North Plot No Group B, to the South Kh No. 26, to the East Plot No 31,32,33, to the West 9 Mtr wide Road of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440008, admeasuring 1416.46 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 Aman Kumar Singh as Structural Consultant

(iii) Shri Rahul Agarwala as MEP Consultant

(iv) Shri Aman Kumar Singh 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 – P50500016581 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.

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	_____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	80%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	16%
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,	80%

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	82%

TABLE-B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Work Done %	Details
		A	
1	Internal Roads & Foothpaths	100%	Cement Roads leading to the plot made
2	Water Supply	80%	NMC Water pipeline reached the premises
3	Sewarage (chamber, lines, Septic Tank , STP)	90%	Septic tanks made
4	Guard Room	50%	Will be made at the entrance
5	Aggregate area of recreational Open Space :	100%	Open space of layout already made
6	Open Parking :	20%	Yet to be started
7	Water Conservation, Rain water Harvesting :	50%	As per norms
8	Energy management :	0%	As per norms
9	Intercom :	0%	Flat to flat and guard room connectivity
10	Fire Protection And Fire Safety Requirements :	0%	As per norms
11	Storm Water Drains	80%	Storm Drain lines made but connection left
12	Landscaping & Tree Planting	50%	Trees will be planted as per norms
13	Street Lighting	100%	Street lights installed
14	Lift	25%	2 Automatic lifts
15	Security CCTV camera	0%	For common areas
16	Generator Back up	0%	All Common facilities on power back up
	Total Work Done for the Wing / Building	56%	

Yours Faithfully

Agarwala

AR. RAHUL AGARWALA
REG NO.- CA/2008/41949
NMC - NMNMO/R/2015/APL/00651

RAHUL AGARWALA

Architect

License No. _____