FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date : 3rd Apr 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 Arihant
MahaRERA No: P50500019230

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 – P50500019230) situated on the Plot B bearing Survey no. 35, Kh. No. 25/1, demarcated by its boundaries (21°08'23"N 79°08'24"E) to the North 9 mtr wide road, to the South Plot No Group C, to the East Plot No 33 34 35 36, to the West 9 Mtr wide Road of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440008, admeasuring 1749.18 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 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 – P50500019230 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	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	35%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100.0%
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	85%
	Total Work Done for the Wing / Building	96%

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)	100%	Septic tanks made
4	Guard Room	100%	Will be made at the entrance
5	Aggregate area of recreational Open Space :	100%	Open space of layout already made
6	Open Parking :	75%	Yet to be started
7	Water Conservation, Rain water Harvesting :	100%	As per norms
8	Energy management :	0%	As per norms
9	Intercom :	50%	Flat to flat and guard room connectivity
10	Fire Protection And Fire Safety Requirements :	80%	As per norms
11	Storm Water Drains	100%	Storm Drain lines made but connection left
12	Landscaping & Tree Planting	75%	Trees will be planted as per norms
13	Street Lighting	100%	Street lights installed
14	Lift	75%	2 Automatic lifts
15	Security CCTV camera	50%	For common areas
16	Generator Back up	0%	All Common facilities on power back up
	Total Work Done for the Wing / Building	79%	

Yours Faithfully

RAHUL AGARWALA
Architect
License No. _____