FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date : 4th April 2025

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

Subject: Certificate of Percentage of Completion of Construction Work
Project: SDPL Om
MahaRERA No: P50500026827

Sir,
I Anand Sarda have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of SDPL Om for Construction of 3 building (MahaRERA Registration Number – P50500026827) situated on the Plot No. 134 bearing Survey no. 464, Kh. No. 56, demarcated by its boundaries (21°09'20.9"N 79°07'46.6"E) to the North Railway Area, to the South 18 M Road, to the East Plot No 135, to the West Railway Area of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440008, admeasuring 3270.18 Sq.mts. area being developed by Sandeep Dwellers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-
(i) Shri Anand Sarda as L.S. / Architect
(ii) Shri Prasanna Kulkarni as Structural Consultant
(iii) Shri Anand Sarda as MEP Consultant
(iv) Shri Prasanna Kulkarni 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 – P50500026827 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.

Wing 1

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1____ number of Basement	100%
3	_____1___ number of Plinth	100%
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	100%
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	100%
	Total Work Done for the Wing / Building	100%

Wing 2

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1____ number of Basement	100%
3	_____1___ number of Plinth	100%
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	100%
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	100%
	Total Work Done for the Wing / Building	100%

Wing 3

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1____ number of Basement	100%
3	_____1___ number of Plinth	100%
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	100%
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	100%
	Total Work Done for the Wing / Building	100%

Wing 4

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____0____ number of Basement	0%
3	_____1___ number of Plinth	100%
4	0 Stilt Floor	0%
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	100.0%
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	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	Water Conservation, Rain water Harvesting :	100%
2	Energy management :	100%
3	Fire Protection And Fire Safety Requirements :	100%
4	Electrical Meter Room, Sub-Station, Receiving Station :	100%
5	Generator Back up	100%
6	Lift	100%
7	Security CCTV camera	100%
8	Society Office	100%

9	Open Parking :	100%
10	Water Supply	100%
11	Sewarage (chamber, lines, Septic Tank , STP)	100%
12	Storm Water Drains	100%
13	Landscaping & Tree Planting	100%
	Total Work Done for the Wing / Building	100%

Yours Faithfully

ANAND N. SARDA
Architect & Interior Designer
C.O.A. Reg. No.: CA/99/24614
N.I.T. L.S. No.: 1196
N.M.C. L.S. No.: R-284

ANAND SARDA
Architect
License No. _____