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 Aashray Hazaripahad II
MahaRERA No: P50500034209

Sir,
I Rahul Agarwala have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of SDPL Aashray Hazaripahad II for Construction of 2 building (MahaRERA Registration Number – P50500034209) situated on the Plot No. 3 & 4 bearing Survey no. 19, Kh. No. 25/5, demarcated by its boundaries (21°10'18.9"N 79°01'27.1"E) to the North Other Layout, to the South 9 M Road, to the East 9 Mt Road, to the West Other Layout of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440008, admeasuring 2434.17 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 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 – P50500034209 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.

Calculation for Architect's Certificate - Form 1
Project - SDPL Aashray Hazaripahad II

Wing 3

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	___7_____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	75%
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,	95%
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	90%
	Total Work Done for the Wing / Building	95%

Wing 4

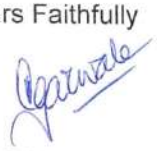
Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1___ number of Plinth	100%
3	_____0___ number of Podiums	0%
4	1 Stilt Floor	100%
5	___7_____number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90%
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	90%
	Total Work Done for the Wing / Building	97%

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 Conservation, Rain water Harvesting	100%
3	Fire Protection And Fire Safety Requirements	75%
4	Electrical Meter Room, Sub-Station, Receiving Station	85%
5	Open Parking	90%
9	Water Supply	95%
7	Sewarage (chamber, lines, Septic Tank , STP)	100%
8	Storm Water Drains	100%
9	Landscaping & Tree Planting	75%
	Total Work Done for the Wing / Building	75%

Yours Faithfully



RAHUL AGARWALA
Architect
License No. _____