FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 4th January 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 Dabha II
MahaRERA No: P50500033667

Sir,
I Rahul Agarwala have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of SDPL Aashray Dabha II for Construction of 4 building (MahaRERA Registration Number – P50500033667) situated on the Plot No. Survey no. 260, Kh. No. 18/1, demarcated by its boundaries (21°10'17.6"N 78°59'55.2"E) to the North Kh no 24 and 9 Mt road, to the South Kh no 18/2, to the East 12 Mt road and Kh no 19, to the West Kh no 29 of Division Nagpur, Mouza Dabha, Taluka Nagpur, District Nagpur PIN 440023, admeasuring 8168.23 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 – P50500033667 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 Dabha II

Wing 1

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	___8_____number of Slabs of Super Structure	25%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%

9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	27%

Wing 2

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	___8_____number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	18%

Wing 3

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	0%
2	____1___ number of Plinth	0%
3	_____0___ number of Podiums	0%
4	1 Stilt Floor	0%
5	___8_____number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%

7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	0%

Wing 4

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	0%
2	____1___ number of Plinth	0%
3	_____0___ number of Podiums	0%
4	1 Stilt Floor	0%
5	___8_____number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	0%

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	75%
2	Water Conservation, Rain water Harvesting	0%

3	Energy Management	0%
4	Fire Protection And Fire Safety Requirements	0%
5	Aggregate area of recreational Open Space	80%
6	Electrical Meter Room, Sub-Station, Receiving Station	0%
7	Street Lighting	0%
8	Community Buildings	80%
9	Open Parking	0%
10	Water Supply	0%
11	Sewarage (chamber, lines, Septic Tank , STP)	75%
12	Storm Water Drains	75%
13	Landscaping & Tree Planting	25%
	Total Work Done for the Wing / Building	44%

Yours Faithfully



RAHUL AGARWALA
Architect
License No. _____