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 Om II
MahaRERA No: P50500046033

Sir,

I Rahul Agarwala have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of SDPL Om II for Construction of 1 building (MahaRERA Registration Number – P50500046033) situated on the Plot No. 135 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 136, to the West Plot No 134 of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440008, admeasuring 2429 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 – P50500046033 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 Om II

Wing 5 &6

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	_____15____number of Slabs of Super Structure	16%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	4%
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	7%
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%

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 :	0%
2	Fire Protection And Fire Safety Requirements :	0%
3	Electrical Meter Room, Sub-Station, Receiving Station :	100%
4	Open Parking :	20%
5	Water Supply	50%
6	Sewarage (chamber, lines, Septic Tank , STP)	65%
7	Storm Water Drains	65%
8	Landscaping & Tree Planting	0%
	Total Work Done for the Wing / Building	29%

Yours Faithfully

Rahul Agarwala
Architect
License No. _____

COA/2/8494/2009 NIT - 2310 MMRDA/R/2019/APL/0091 AR. RAHUL AGARWALA