FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date : 4th Oct. 2023

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

Subject: Certificate of Percentage of Completion of Construction Work
Project: Swapna-Niketan – A Project by NMC
MahaRERA No: P50500050570

Sir,

I Rahul Agarwala have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Swapna-Niketan – A Project by NMC** for Construction of 8 buildings (MahaRERA Registration Number – P50500050570) situated on the CTS No. 29 and 30, Sheet no 906/23, Kh. No. 24/4 and 24/6 of Mouza Wanjara, Tah. Nagpur, Distt. Nagpur, demarcated by its boundaries (21°11'30.3"N 79°07'34.0"E) to the North Shri Karemore Field, to the South Pioli Nadi, to the East Kamptee Road and Basti, to the West Pioli Nadi and Shri Karemore field admeasuring 12913 Sq.mts. area being developed by M/s. Sandeep Dwellers Pvt. Ltd. (Developer) and The Nagpur Slum Rehabilitation Authority, Nagpur (Land Owner).

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 – P50500050570 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 - Swapnaniketan

Wing A1

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1___ number of Plinth	100%
3	_____0___ number of Podiums	0%
4	0 Stilt Floor	0%
5	___8_____number of Slabs of Super Structure	13%
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	21%

Wing A2

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1___ number of Plinth	100%
3	_____0___ number of Podiums	0%
4	0 Stilt Floor	0%
5	___8_____number of Slabs of Super Structure	13%
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	21%

Wing A3

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1___ number of Plinth	80%
3	_____0___ number of Podiums	0%
4	0 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	15%

Wing A4

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1___ number of Plinth	100%
3	_____0___ number of Podiums	0%
4	0 Stilt Floor	0%

5	___8_____number of Slabs of Super Structure	5%
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	19%

Wing A5

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1___ number of Plinth	100%
3	_____0___ number of Podiums	0%
4	0 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	17%

Wing A6

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1___ number of Plinth	50%
3	_____0___ number of Podiums	0%
4	0 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	11%

Wing A7

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1___ number of Plinth	100%
3	_____0___ number of Podiums	0%
4	0 Stilt Floor	0%
5	___8_____number of Slabs of Super Structure	5%
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	19%

Wing A8

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	____1___ number of Plinth	100%
3	_____0___ number of Podiums	0%
4	0 Stilt Floor	0%
5	___8_____number of Slabs of Super Structure	13%
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	0%

	requirements as may be required to Obtain Occupation /Completion Certificate	
	Total Work Done for the Wing / Building	21%

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	15%
2	Water Conservation, Rain water Harvesting	0%
	Energy management :	0%
3	Fire Protection And Fire Safety Requirements	0%
4	Electrical Meter Room, Sub-Station, Receiving Station	0%
5	Open Parking	0%
9	Water Supply	0%
7	Sewarage (chamber, lines, Septic Tank , STP)	0%
8	Storm Water Drains	0%
9	Landscaping & Tree Planting	0%
	Street Lighting :	0%
	Community Buildings :	0%
	Treatment And Disposal Of Sewage And Sullage Water :	0%
9	Solid Waste Management And Disposal :	2%
	Total Work Done for the Wing / Building	

Yours Faithfully

RAHUL AGARWALA
Architect
License No. RAHUL KUMAR AGARWALA REG NO.- CA/2008/31949