FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date : 4th April 2024

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.

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	88%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	21%
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	20%
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	51%

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	75%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10%
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	18%
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	45%

Wing A3

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	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
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	5%
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	35%

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	75%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	39%
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	18%
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	51%

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	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
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	10%
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	35%

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	50%
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	10%
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	28%

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	63%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	18%
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	15%
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	42%

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	75%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	25%
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	20%
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	48%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Work Done %	Details
		A	
1	Internal Roads & Footpaths	15%	As per norms
2	Water Conservation, Rain water Harvesting	0%	As per norms
3	Energy management :	0%	As per norms
4	Fire Protection And Fire Safety Requirements	0%	As per norms
5	Electrical Meter Room, Sub-Station, Receiving Station	0%	As per law
6	Open Parking	0%	As per law
7	Water Supply	0%	As per norms
8	Sewarage (chamber, lines, Septic Tank , STP)	0%	As per norms
9	Storm Water Drains	0%	As per norms
10	Landscaping & Tree Planting	0%	Trees will be planted
11	Street Lighting :	0%	As per norms
12	Community Buildings :	0%	As per norms
13	Treatment And Disposal Of Sewage And Sullage Water :	0%	As per norms
14	Solid Waste Management And Disposal :	0%	As per norms
	Total Work Done for the Wing / Building	2%	

Yours Faithfully

Agarwala

RAHUL AGARWALA
Architect
License No. REG NO.- CA/2008/41949
NMC - NMMMO/R/2019/APL/00651

AR. RAHUL AGARWALA