



ARCHITECTS  
PLANNERS &  
INTERIOR  
DESIGNERS

**Annexure A**

**FORM 1**

(See Regulation 3)

**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,

**M/s. Happy Spaces**

(G1, Vitthal Complex, Opp Dhantoli Garden, Dhantoli)

Nagpur – 440012

**Date : 25.09.2023**

Subject: Certificate of Percentage of Completion of Construction work of “**Happy Galaxy**” Building of the Project (MahaRERA Registration Number **P50500052402**) situated on subdivided Plot No:- 01-A, kh. no. 314/2, C.T.S. no. 485, sheet no. 788/B, ward no. 75, P.H. no. 43, mouza – Chichbhuvan, Nagpur, Dist-& Tah- Nagpur, demarcated by its boundaries 15m wide road to the North; Plot No. 01B and 01C to the South; Open Space to the East; Kh No 310 to the West; District : Nagpur, Pin **441108** admeasuring **3690.82 sq.mts.** area being developed by **M/s. Happy Spaces, Partner Shri. Vinay Shyamsunder Sarda, Nagpur.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the “**Happy Galaxy**” of Building of the Project (MahaRERA Registration Number **P50500052402**) situated on subdivided Plot No:- 01-A, kh. no. 314/2, C.T.S. no. 485, sheet no. 788/B, ward no. 75, P.H. no. 43, mouza – Chichbhuvan, Nagpur, Dist-& Tah- Nagpur, Pin 441108 admeasuring **3690.82 sq.mts.** area being developed by **M/s. Happy Spaces, Partner Shri. Vinay Shyamsunder Sarda, Nagpur.**

Based on site Inspection, with respect to each of the Building / Wing 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 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.

**TABLE – A****Building Name : “Happy Galaxy”;**

Plot No:- 01-A, kh. no. 314/2, C.T.S. no. 485, sheet no. 788/B, ward no. 75, P.H. no. 43, mouza – Chichbhuvan, Nagpur, Dist-&amp; Tah- Nagpur,

| Sr. no. | Sr. No Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                               | Percentage of Actual Work Done (as on the date of the certificate) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                            | 80%                                                                |
| 2       | Basement (if any)                                                                                                                                                                                                                                                                                                                                                                                                                     | ---                                                                |
| 3       | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                      | ---                                                                |
| 4       | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                | 80%                                                                |
| 5       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                           | 0%                                                                 |
| 6       | <b>13 Nos.</b> number of Slabs of Super Structure<br>(Including roof slab of AC plant room on terrace floor)                                                                                                                                                                                                                                                                                                                          | 8.00%                                                              |
| 7       | Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises                                                                                                                                                                                                                                                                                                                                                 | 0%                                                                 |
| 8       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                              | 0%                                                                 |
| 9       | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank                                                                                                                                                                                                                                                                                                                                          | 0%                                                                 |
| 10      | External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                                    | 0%                                                                 |
| 11      | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of sale. Any other activities. | 0%                                                                 |

**TABLE – B****Common Areas (Internal and External Development Works) in respect of the Registered Phase / Project Number.**

| S. No. | Common areas and Facilities, Amenities      | Proposed (Yes/No) | Percentage of Actual Work Done (as on the date of the certificate) | Details |
|--------|---------------------------------------------|-------------------|--------------------------------------------------------------------|---------|
| 1.     | Internal Roads & Footpaths                  | NO                | 0%                                                                 |         |
| 2.     | Water Supply                                | YES               | 0%                                                                 |         |
| 3.     | Sewerage (chamber, lines, Septic Tank, STP) | YES               | 0%                                                                 |         |
| 4.     | Storm Water Drains                          | YES               | 0%                                                                 |         |
| 5.     | Landscaping & Tree Planting                 | NO                | 0%                                                                 |         |
| 6.     | Street Lighting                             | NO                | 0%                                                                 |         |

|     |                                                       |     |    |                   |
|-----|-------------------------------------------------------|-----|----|-------------------|
| 7.  | Community Buildings                                   | NO  | 0% |                   |
| 8.  | Treatment and disposal of sewage and sullage water    | NO  | 0% |                   |
| 9.  | Solid Waste Management and disposal.                  | NO  | 0% |                   |
| 10. | Water Conservation, Rain water harvesting             | YES | 0% |                   |
| 11. | Energy Management                                     | YES | 0% |                   |
| 12. | Fire protection and fire safety requirement           | YES | 0% | As per sanctioned |
| 13. | Electrical meter room, sub-station, receiving station | YES | 0% |                   |
| 14. | Installation of Lift                                  | YES | 0% |                   |

**Yours Faithfully,**

Signature:



Name:- PRASHANT B. SATPUTE.

**PRASHANT SATPUTE**

B. ARCH (HONS) B'BAY, M.C.A

REG. No. CA/1991/13818

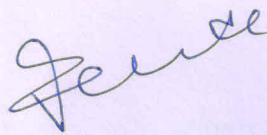
NIT LS. No. 491

N.M.C. L.S.No. R-222

LS No. NMRDA/CA/1991/13818

Agreed and Accepted by: **M/s. Happy Spaces,  
Partner Shri. Vinay Shyamsunder Sarda,  
G1, Vitthal Complex, Opp Dhantoli Garden, Dhantoli)  
Nagpur – 440012**

Signature of Promoter




Name:

Date: 25.09.2023