Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
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,

Date : 02.01.2024

M/s. Happy Spaces
(G1, Vitthal Complex, Opp Dhantoli Garden, Dhantoli)
Nagpur – 440012

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.

'The Edge', 12, Shankar Nagar, WHC Road, Nagpur - 440 010 | +91-712-2980156, 2980159 | design_cell@rediffmail.com | www.designcellindia.net

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-& 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	**13 Nos.** number of Slabs of Super Structure (Including roof slab of AC plant room on terrace floor)	24.00%
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%

DESIGN CELL ARCHITECTS NAGPUR

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,

PRASHANT SATPUTE
B. ARCH (HONS) B'BAY, M.C.A
REG. No. CA/1991/13818
NIT L.S. No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/1991/13818

Signature:

Name:- PRASHANT B. SATPUTE.

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

Accepted

HAPPY SPACES NAGPUR Authorised Signatory

Signature of Promoter

Name:

Date: 02.01.2024