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)

Date : 31.12.2024

To,
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.

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	90%
2	Basement (if any)	---
3	Podiums (if any)	---
4	Plinth	80 %
5	Stilt Floor	50 %
6	**13 Nos.** number of Slabs of Super Structure (Including roof slab of AC plant room on terrace floor)	100 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	36 %
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	38 %
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	45 %
10	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	2.5 %
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%

On the day of visit/inspection, I did not find any deviation from the sanctioned plan. Henceforth if any deviation made from the sanctioned plan by the promoter/builder/owner of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.

DESIGN CELL NA. ARCHITECTS

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 LS. 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

Signature of Promoter

Name: -

HAPPY SPACES NAGPUR Authorised Signatory

Date: 31.12.2024.