FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 02/01/2025

To,

R Sandesh and Soham Developers

Plot No 135, 1st Floor, Mohata Nikunj,

Canal Road, Ramdaspeth,

Nagpur-440010(MH)

Subject: Certificate of Percentage of Completion of Construction Work of **Soham and Sandesh City** having MahaRERA Registration no. **P50500054149** being developed by **R Sandesh and Soham Developers.**

Sir,

I/ We **Architect Kalyani Adhau** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Soham and Sandesh City**, having MahaRERA Registration no. **P50500054149** being developed by **R Sandesh And Soham Developers.**

Based on Site Inspection, with respect to 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 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

Soham And Sandesh City

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**NA**
2	Basements (if any)	**NA**
3	Podiums (if any)	**NA**
4	Plinth	**NA**
5	Stilt Floor	**NA**
6	Slabs of Super Structure	**NA**
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	**NA**
8	Sanitary Fittings within the Flat/Premises	**NA**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**NA**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**NA**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**NA**

TABLE-B

Common Areas (Internal & External Development Works) in Respect of the entire Registered Phase / Project Number

S.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work done (As on date of the certificate)	Details
1	Internal Roads & Footpaths	Yes	40%	As Per Sanctioned Layout Plan
2.	Water Supply	Yes	22%	As Per Sanctioned Layout Plan
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	78%	As Per Sanctioned Layout Plan
4.	Storm Water Drains	Yes	45%	As Per Sanctioned Layout Plan
5.	Landscaping & Tree Planting	Yes	0%	As Per Sanctioned Layout Plan
6.	Street Lighting	Yes	0%	As Per Sanctioned Layout Plan
7.	Community Buildings	No	0	NA
8.	Treatment and disposal of sewage and sullage water	No	0	NA
9.	Solid Waste management & Disposal	No	0	NA
10.	Water conservation/ Rain	No	0	NA

	water harvesting			
11.	Energy management	No	0	NA
12.	Fire protection and fire safety Requirement	No	0	NA
13.	Electrical meter room, sub-station, receiving station	Yes	5%	As Per Sanctioned Layout Plan
14.	Aggregate area of recreational Open Space	Yes	45%	As Per Sanctioned Layout Plan
15.	Open Parking	No	0	NA

Yours Faithfully



Architect Kalyani Adhau

Name of Architect & Signature

Agreed and Accepted by:



Signature of Promoter

Dilip Pralhadrai Agrawal

Authorized Signatory/Member

R Sandesh And Soham Developers

Date:- 02/01/2025