FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 4th April 2025

To
Sandeep Dwellers Pvt Ltd
3C, Gulmohar, Temple Road
Civil Lines, Nagpur – 440001

Subject: Certificate of Percentage of Completion of Construction Work
Project: SDPL Om Tatsat
MahaRERA No: P50500055135

Sir,
I Rahul Agarwala have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of SDPL Om Tatsat for Construction of 3 building (MahaRERA Registration Number – P50500055135) situated on the Plot No. 384, 385, 386, Kh. No. 63, 67, 61, 68, 70, 71, 72, 74, 75, 102/2 & 103/1-2, City Survey No. 395 (comprising of City Survey No.392, 393, 395, 399, 402, 411, 412, 413, 414, 415, 417 & 418), Sheet No. 62, 69 (comprising of Sheet Nos. 50, 59, 61, 62, 69, 70, 71, 72, 73, 76, 77, 78, 79, 80, 712 & 718) of Mouza Chikhali (Deo), Nagpur, demarcated by its boundaries (21°09'48.2"N 79°08'18.5"E) to the North 36 Mt Road, to the South 12 Mt Road, to the East Plot No 383, to the West 24 Mt Road of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440008, admeasuring 4645.25 Sq.mts. area being developed by Sandeep Dwellers Pvt. Ltd.

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 – P50500055135 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.

Calculation for Architect's Certificate - Form 1
Project - SDPL Om Tatsat
Commercial

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	50%
2	____2____ number of Basement	10%
3	_____1___ number of Plinth	0%
4	0 Stilt Floor	0%
5	_____2____number of Slabs of Super Structure	0%
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	0%
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	6%

Wing A

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	75%
2	____2____ number of Basement	15%
3	_____1___ number of Plinth	0%
4	2 Stilt Floor	0%
5	_____27____number of Slabs of Super Structure	0%
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	0%
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	6%

Wing B

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	30%
2	____2____ number of Basement	0%
3	_____1___ number of Plinth	0%
4	2 Stilt Floor	0%
5	_____27____number of Slabs of Super Structure	0%
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	0%
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	2%

TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Work Done %
		A
1	Water Conservation, Rain water Harvesting :	0%
2	Fire Protection And Fire Safety Requirements :	0%
3	Electrical Meter Room, Sub-Station, Receiving Station :	0%
4	Open Parking :	0%
5	Water Supply	50%
6	Sewarage (chamber, lines, Septic Tank , STP)	20%
7	Storm Water Drains	0%
8	Landscaping & Tree Planting	0%
	Total Work Done for the Wing / Building	8%

Yours Faithfully

COA/218494/2009 NT - 236 AR. RAHUL AGARWALA MMRDA/RL/2019/APL/0095

Rahul Agarwala
Architect
License No. _____