

202, Second Floor, Roongta Arcade,
Opp. Kulkarni Garden, Sharanpur Road, Nashik-422001.
Ph : 0253 - 2232575. e-mail : jadhavpankaj02@gmail.com



Ar. Pankaj Jadhav

FORM 1

ARCHITECT'S CERTIFICATE

Date: 30-06-2023

To,

M/s. Kalantri And Musale Realcon LLP

Shop No.2,Building No. F/10.

Shreeram Kunj, Tigrania Road,

Dwarka, Nashik-422011

Subject: Certificate of Percentage of Completion of Construction work BALAJI PARK having 11 buildings named A,B,C,D, E, F, G, H, I, J & K having Maha RERA Registration Number P51600023182 being developed by M/s, Kalantri And Musale Realcon LLP

Sir,

I, Ar. Pankaj Jadhav have undertaken assignment as Architect of certifying Percentage of Completion of construction work BALAJI PARK having 11 buildings named A, B, C, D, E, F, G, H, I, J & K having Maha RERA Registration Number P51600023182 being developed by M/s. Kalantri And Musale Realcon LLP, situated on the bearing Survey No. Gut No. 449, Village Satpur Taluka & District Nashik.

Based on Site Inspection, with respect to Layout / 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 the Table B.

Ar. Pankaj P. Jadhav
B.Arch.

Reg. No. CA/2014/64783

Office No. 206 to 210, Roongta Supremus,
Near Chandak Circle, Shrihari Kute Marg,
Nashik - 422 001.

Table A
BALAJI PARK "A" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	2 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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B.Arch.
Reg. No. CA/2014/64783
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Nashik - 422 001.

Table A
BALAJI PARK "B" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	2 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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B.Arch.

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Table A

BALAJI PARK "C" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	2 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


Ar. Panikaj P. Jadhav
B.Arch.
 Reg. No. CA/2014/64783
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 Nashik - 422 001.

Table A
BALAJI PARK "D" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	2 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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Table A
BALAJI PARK "E" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	2 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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Table A
BALAJI PARK "F" Building

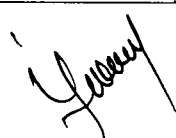
Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	1 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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Table A

BALAJI PARK "G" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	2 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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B.Arch.

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Table A
BALAJI PARK "H" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	2 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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B.Arch.
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Table A
BALAJI PARK "I" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	2 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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Table A

BALAJI PARK "J" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	1 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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Table A

BALAJI PARK "K" Building

Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100 %
2	1 Number of Plinth	100 %
3	0 Number Of Podiums	0
4	0 Stilt Floor	0
5	1 Number of slabs of super structure	100 %
6	Internal walls, Internal Plaster, Floorings within flats / premises, Doors, Windows to each of the Flat / Premises	100 %
7	Sanitary fitting within the flat / premises, Electrical fitting within the flat / premises	100 %
8	Staircase, Lift well and Lobbies at each floor level connecting staircase and lift, Overhead and underground water tanks.	100 %
9	External plumbing and external plaster, elevation, completion of terrace with water proofing of the Building / Wing	100 %
10	Installation of lift, water pumps, fire fighting fitting and equipments as per CEO NOC, Electrical fitting to common areas, electro mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finish to entrance lobby, Plinth protection, Paving to areas appurtenant to building / wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion certificate	100 %


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TABLE - B

BALAJI PARK

(11 Buildings A to K)

Internal & External Development Works in Respect of the project

Sr. No.	Common areas, Facilities & Amenities	Proposed (Yes / No)	Percentage of work done	Details
1	Internal roads & footpaths	No	100 %	Not Applicable
2	Water supply	Yes	100 %	To be obtained from NMC on completion of the project
3	Sewage (chamber lines, septic tank, STP)	Yes	100 %	Will be Provided only if required by NMC DC Rules
4	Storm water drains	No	100 %	N.A.
5	Landscaping and tree planting	No	100 %	Will be Provided only if required by NMC DC Rules
6	Street lights	No	100 %	N.A.
7	Community Buildings	No	0	N.A.
8	Treatment and disposal of sewage and sullage water	Yes	0	Will be Provided only if required by NMC DC Rules
9	Solid waste management and disposal	No	0	N.A.
10	Water conservation, Rain water harvesting	Yes	100 %	Will be Provided only if required by NMC DC Rules
11	Energy management	No	0	N.A.
12	Fire protection and fire safety requirements	Yes	0	Will be Provided only if required by NMC DC Rules
13	Electric meter room, Sub station, Receiving station	No	0	Individual Electric Meter Provided after Completion

Yours Faithfully

Ar. Pankaj P. Jadhav**B.Arch.**

Reg. No. CA/2014/64783

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Agreed and Accepted by:

Signature of Promoter

M/s. Kalantri And Musale Realcon LLP

KALANTRI AND MUSALE REALCON LLP

PARTNER