311, chirag infotech, beside omega business park, wagle estate, thane (west) 400 604
tel. : +91 96195 13579
nv.rachana@gmail.com | www.nav-rachana.com

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FORM 1
ARCHITECT'S CERTIFICATE

Date : 15/09/2025

To
SRI BALAJI DEVELOPER,
Promoter :Shri Vikram Jain, Shri Nilesh Shah
Tropical Elite,
Office No. 104, 1st floor,
Naupada, Thane (W.)

Subject: Certificate of Percentage of Completion of Construction Work of building ATLANTA LUXUIRA, buildingNo. Type 01 B – B1 Wing(building no.13 & 14)of the Project ATLANTA RESIDENCY.Registered Number situated on the Plot bearing S.No. 124/5 (pt), 124/6, 124/7, 124/9, 124/10, 125/8, 125/10, (pt), 159/6, 161/5, (PT), (PLOT NO. 7,9&10), 161/8 & 161/14, 160/5 (P), Old S. No. 124/125/159/161. At Village:Kamatghar, Taluka: Bhiwandi, Dist: Thane,admeasuring 23963.80sq.mts.,area being developed by M/S SRI BALAJI DEVELOPER. (Mr. Vikram Jain)

Sir,

I/We Shraddha A. Paranjpe have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of thebuilding **ATLANTA LUXUIRA,** building No. **Type 01 B – B1 Wing** (buiding no.13 & 14) of the Project ATLANTA RESIDENCY. Registered Number situated on the Plot bearing **S. No. 124/5 (PT), 124/6, 124/7, 124/9, 124/10, 125/8, 125/10, (pt), 159/6, 161/5, (pt.), (PLOT NO. 7,9&10), 161/8 & 161/14, 160/5 (P), Old S. No. 124/125/159/161. At Village Kamatghar, Taluka :Bhiwandi, Dist : Thane, admeasuring 23963.80sq.mts. Area being developed by M/S SRI BALAJI DEVELPOR. (Mr. VikramJain)**

1. Following technical professionals are appointed by Owner / Promoter:-

   (i) Smt.SHRADDHA A PARANJPE(Navrachana) as Architect Consultant

   (ii) MR. AJAY MAHALE (DSS_Consultants)as Structural Consultant

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 of the Real Estate Project as registered vide number under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Building / Wing and Overall Percentage of the work done with respect to each Building / Wing is detailed in the Table B.

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Table A
ATLANTA LUXUIRA Building No. Type 01 B Wing(Building No. 13)

Sr.No	Tasks / Activity	Percentage
1	Excavation	100%
2	1 Number of Plinth	100%
3	0 Number of Podiums	0%
4	Stilt Floor	100%
5	Slabs of Super Structure [Lower gr.+ Upper gr. + 1 st to 15th flr]	70%
6	Internal Walls,Internal Plaster,Floorings Within Flats, Doors and windows to each of the flat/Premises	50%
7	Sanitary Fitting within the Flats / Premises- Electrical Fitting within the Flats / Premises,	0%
8	Staircases, Lifts Wells and Lobbies at eachFloor level connecting Staircases and LiftsOverhead and Underground Water Tanks	0%
9	The External Plumbing and External Plaster,Elevation,Completion of terraces with Waterproofing of the Buidding	0%
10	Installation of lifts, waterpumps, Fire Fighting and Equipment as per CFO NOC,Electrical fittings to common areas, electro, mechanicalequipment's,compliance to conditions of environment /CRZ,NOC,finishing of entrance lobby, Plinthprotection, paving of area apparent to building, Compound wall and all other Requirements as may be required to obtain Occupation/Completion Certificate	0%

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Table A

ATLANTA LUXUIRA Building No. Type 01 B1 Wing (Building No. 14)

Sr.No	Tasks / Activity	Percentage
1	Excavation	100%
2	1 Number of Plinth	100%
3	0 Number of Podiums	0%
4	Stilt Floor	100%
5	Slabs of Super Structure [Lower gr.+ Upper gr. + 1 st to 15th flr]	70%
6	Internal Walls,Internal Plaster,Floorings Within Flats, Doors and windows to each of the flat/Premises	50%
7	Sanitary Fitting within the Flats / Premises- Electrical Fitting within the Flats / Premises,	0%
8	Staircases, Lifts Wells and Lobbies at eachFloor level connecting Staircases and LiftsOverhead and Underground Water Tanks	0%
9	The External Plumbing and External Plaster,Elevation,Completion of terraces with Waterproofing of the Buidding	0%
10	Installation of lifts, waterpumps, Fire Fighting and Equipment as per CFO NOC,Electrical fittings to common areas, electro, mechanicalequipment's,compliance to conditions of environment /CRZ,NOC,finishing of entrance lobby, Plinthprotection, paving of area apparent to building, Compound wall and all other Requirements as may be required to obtain Occupation/Completion Certificate	0%

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TABLE – B

Internal & External Development Works in Respect of the project

S. No.	Common Roads and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads And Footpaths	NO	N.A	N.A.
2	Water Supply	YES	0%	Municipal Corporation Supply
3	Sewerage (chamber, sewage lines), Storm Water Drains	YES	0%	Septic Tank
4	Storm Water Drains	YES	0%	Surface Drain System
5	Landscaping & Tree Planting	NO	N.A.	N.A
6	Street Lighting	NO	N.A.	N.A
7	Community Buildings	NO	N.A.	N.A
8	Treatment and disposal of Sewage and Sullage Water	NO	N.A.	N.A
9	Solid Waste Managment & Disposal	YES	0%	WIP
10	Water Conservation,Rain Water Harvesting	YES	0%	Rain Water Harvesting Pits
11	Energy managment	YES	0%	Solar water Heating System
12	Fire Protection and Fire Safety Requirments	YES	0%	As per CFO NOC
13	Electrical meter Room,Sub-Station Receivng Station	YES	0%	As per Torrent Power NOC
14	Others(Option to Add More)	NA		N.A.

Yours Faithfully

SHRADDHA A PARANJPE
(License No. CA/2008/41812)

SHRADDHA PARANJPE CA/2008/41812

Agreed and Accepted by:-

Name : Vikram Jain
Date : 15/09/2025

NILESH KANTILAL SHAH
Digitally signed by NILESH KANTILAL SHAH
Date: 2025.12.16 18:16:57 +05'30'