A. S. Dastane & Associates
Architects & Interior Designers

B-404, Om Vijay Krishna Apartment, Above Kalyan Janata Sahakari Bank Head Office,
Opp. Reliance Communications and Maruti Suzuki Service Centre, Near Laxmi Mangal Karyalay, Adharwadi, Kalyan (West)
Ph. : 0251-2315555, 9819144712 Email : asdaa.98.17@gmail.com

FORM 1 [see Regulation 3]
ARCHITECTS CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To

Date: 04/03/2023

M/s. Balaji Enterprises
through Shri. Kiran R. Teli & Others
Office Add: **Shop No.1, Bageshree Building,**
Opp. Janata Bhavan,
Tilak Chowk, Kalyan (W.)

Subject: Certificate of percentage of completion of construction work of **Kaushalya Heights**, __ phase of the project. [Maha RERA Registration Number _____] situated on the land bearing ~~C.N. No./~~ C.T.S. No.:2065/2B,2066/2B,~~Survey No./ Hissa No. / Final Plot No~~ of Village: **Kalyan** , Taluka **Kalyan,** District **Thane** admeasuring **407.40** sq.mt. plot area being developed by **M/s. Balaji Enterprises through Shri. Kiran R. Teli & Others.**

Sir,
I/~~We~~ **Aniruddha S. Dastane** have undertaken assignment as an Architect/~~Licensed Surveyor~~ of certifying Percentage of Completion of construction Work of subjected project **Kaushalya Heights** being developed by **M/s. Balaji Enterprises through Shri. Kiran R. Teli & Others.**

Based on site inspection, and the detail reporting from site supervisor 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 number 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 of the Project.

Sr. No	Tasks/Activity	% of work done
1	Excavation	100
2	Basements **One Number**	100
3	Podiums	N.A.
4	Plinth	100
5	Stilt Floor (Part.)	80
6	Slabs of Super Structure **Eight Number**	62.5
7	Internal walls, Internal Plaster, Flooring, Doors and Windows within Flats/Premises	0
8	Sanitary Fittings within the Flat/Premises,	0
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground water tanks	55
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0

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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.	0

TABLE-B

Common Areas (Internal & External Development Works) in respect of the Registered Phase

Sr. No	Common areas and Facilities	Proposed (Yes/No)	% of Work done	Details
1.	Internal Roads & Footpaths	No.	N.A.	-----
2.	Water Supply	Yes.	0	-----
3.	Sewerage (chamber, lines, ~~Septic Tank, STP~~)	Yes.	0	-----
4.	Storm Water Drains	Yes.	0	-----
5.	~~Landscaping &~~ Tree Planting	Yes.	0	-----
6.	Street Lighting	No.	N.A.	-----
7.	Community Buildings	No.	N.A.	-----
8.	Treatment and disposal of sewage and sludge water	No.	N.A.	-----
9.	Solid Waste management & Disposal	No.	N.A.	-----
10.	Water Conservation, Rain water harvesting	Yes.	0	-----
11.	Energy management	No.	N.A.	
12.	Fire Protection and fire safety requirements	Yes.	0	-----
13.	Electrical meter room, ~~sub station, receiving station~~	Yes.	0	-----
14.	Others (Option to Add more)	-----	-----	-----

Yours Faithfully

SHRI. ANIRUDDHA S. DASTANE.
(License No. CA/98/22773)
Promoter

Agreed & Accepted by:

Signature of

M/s. Balaji Enterprises
through Shri. Kiran R. Teli & Others
Date: 04/03/2023

For BALAJI ENTERPRISES

Partners

BALAJI ENTERPRISES