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

Annexure A
FORM 1
[see Regulation 3]
ARCHITECT'S CERTIFICATE

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

Date: **31/03/2025**

To
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** , having Maha RERA Registration Number **P51700052542** 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 **Kaushalya Heights** having Maha RERA Registration Number **P51700052542.**

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 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 ~~(if any)~~	N.A.
4	Plinth	100
5	Stilt Floor (Part.)	100
6	Slabs of Super Structure **Eight Numbers**	100
7	Internal walls, Internal Plaster, Flooring, Doors and Windows within Flats/Premises	60
8	Sanitary Fittings within the Flat/Premises,	0

9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground water tanks	**90**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	**40**
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)

Agreed & Accepted by:

For BALAJI ENTERPRISES
K. R. Teli
Partner

Signature of Promoter
M/s. Balaji Enterprises
through Shri. Kiran R. Teli & Others
Date: 31/03/2025