Landmark group
Civil & Architectural Services

- Architects & Civil Engineers
- Urban & Regional Planners
- Project Management Consultants
- Land Surveyors, Estimators & Valuers
- Interior Designers

Office : • 1st Floor, Gokul CHS, Agarkar Road, Near Aditya Mangal Karyalaya, Dombivli (E) - 421201 M.: 77159 28251. swatinachane2000@yahoo.com
• B-003, Ground Floor, Bharat Residency, Near Datta Mandir, Chikanghar, Kalyan (W) - 421301. M.: 98213 43728. shirish_nachane@rediffmail.com
Website : www.landmarkgrouparchitects.com

ARCHITECT CERTIFICATE

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

Date: 30/09/2025

To,
M/s. Balaji Infra,
Shop No.02, At Post Dwarli,
Near Ganesh Mandir,
Tushar Nagar Shreemalng gad Road Dwarli,
Kalyan East (421306).

Subject: Certificate of Percentage of Completion of Construction Work of Building known as **"BALAJI HEIGHTS"** Building / Wing of the First Phase of the Project [Maha RERA Registration Number – **P51700076654**] situated On the Plot bearing S No.1, H No.1/4/2, demarcated by its boundaries (latitude and longitude of the approximate center points 19°12'10.3" to the North & 73°08'09.42"to the East of Division – Konkan, Village-Dawarli, Taluka –Ambernath, Dist. – Thane, Building plan sanctioned by Kalyan Dombivli Municipal Corporation vide their Sanction No. KDMC/TPD/BP/27VILLAGE/2023-24/30, Dated – 05/02/2024) admeasuring approximate as per 7/12 Extract 500.00 Sq. mts & out of this 914.74 Sq. Mts. built up area **Developed by M/s. Balaji Infra**.

Sir,

I, **SHIRISH G. NACHANE,** have undertaken assignment as an Architect of certifying Percentage of Completion of Construction Work of the said **"BALAJI HEIGHTS"** at Wing of the First Phase of the Project as per above,

Based on Site Inspection, with respect to each of the Building/Wing of the afore said 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 [Maha RERA Registration Number – **P51700076654**] under Maha RERA 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.

Yours Faithfully,
For, M/s. LANDMARK GROUP

SHIRISH G. NACHANE
(Architect)

LANDMARK GROUP
SHIRISH
G. NACHANE
CA/99/24527
ARCHITECTS

Scanned with OKEN Scanner

Landmark group
Civil & Architectural Services

- Architects & Civil Engineers
- Urban & Regional Planners
- Project Management Consultants
- Land Surveyors, Estimators & Valuers
- Interior Designers

Office : • 1st Floor, Gokul CHS, Agarkar Road, Near Aditya Mangal Karyalaya, Dombivli (E) - 421201 M.: 77159 28251. swatinachane2000@yahoo.com
• B-003, Ground Floor, Bharat Residency, Near Datta Mandir, Chikanghar, Kalyan (W) - 421301. M.: 98213 43728. shirish_nachane@rediffmail.com
Website : www.landmarkgrouparchitects.com

TABLE - A
Building / Wing

Sr.No.	Task /Activity	Percentage of work done
1.	Excavation	100%
2.	Basement (if any)	N.A
3.	1 Number of Plinth	100%
4.	Number of Podiums (if any)	N.A
5.	Stilt Floor	60%
6.	05 Number of Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	20%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	70%
10.	The external plumbing and external plaster,elevation, completion of terraces with waterproofing of the Building/Wing.	10%
11.	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%

For, M/s. LANDMARK GROUP

SHIRISH G. NACHANE
(Architect)

LANDMARK GROUP
SHIRISH G. NACHANE CA/99/24527
ARCHITECTS

Scanned with OKEN Scanner

Landmark group
Civil & Architectural Services

- Architects & Civil Engineers
- Urban & Regional Planners
- Project Management Consultants
- Land Surveyors, Estimators & Valuers
- Interior Designers

Office : • 1st Floor, Gokul CHS, Agarkar Road, Near Aditya Mangal Karyalaya, Dombivli (E) - 421201 M.: 77159 28251. swatinachane2000@yahoo.com
• B-003, Ground Floor, Bharat Residency, Near Datta Mandir, Chikanghar, Kalyan (W) - 421301. M.: 98213 43728. shirish_nachane@rediffmail.com
Website : www.landmarkgrouparchitects.com

TABLE-B

Internal & External Development Works in Respect of the entire Registered phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of Work done	Details
1.	Internal Roads	NO	N.A.	
2.	Water Supply	YES	0%	As per approved plan.
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	As per approved plan.
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 sullage water	NO	N.A.	
9.	Solid Waste management & Disposal	NO	N.A.	
10.	Water Conservation / Rain water harvesting	YES	0%	As per approved plan.
11.	Energy management	NO	N.A.	
12.	Fire protection and fire safety requirements	YES	0%	As per approved plan.
13.	Electrical meter room, sub-station, receiving station	YES	0%	As per approved plan.
14.	Others (Option to Add more)	NO	N.A.	

Yours Faithfully,
For, M/s. LANDMARK GROUP

SHIRISH G. NACHANE
(Architect)
License No. CA/99/24527
Agreed and Accepted by:

LANDMARK GROUP ★ SHIRISH G. NACHANE CA/99/24527 ★ ARCHITECTS

Signature of Promoter:

For SHREE BALAJI INFRA
Name: **M/s. Balaji Infra**

Date:

PARTNER

Scanned with OKEN Scanner