FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 18/01/2025

To
BALI SPACES LLP
Office No. 04, A Wing, 1st Floor,
Onkar, Gen. A. K. Vaidya Marg,
Dindoshi, Malad East, Mumbai 400097**.**

Subject: Certificate of Percentage of Completion of Construction Work of One building having single wing situated on plot bearing CTS No. 638, 638/1 to 12 of Village Pahadi Goregaon West, Plot No. 163 at Jawahar Nagar, Road No. 2, Goregaon West, P/South Ward, Mumbai 400104 demarcated by its boundaries by land bearing Plot No. 146 of Jawahar Nagar on North side, by Road No. 2 of Jawahar Nagar to the South, by land bearing Plot No. 162 of Jawahar Nagar on East side & by land bearing Plot No. 164 of Jawahar Nagar on West side admeasuring 688.10 sq. mts. area; being developed by M/s. Bali Spaces LLP.

Sir,

I Shri. Ankit U. Jain, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Building having single Wing of the Phase I of the Project, situated on plot bearing CTS No. 638, 638/1 to 12 of Village Pahadi Goregaon West, Plot No. 163 at Jawahar Nagar, Road No. 2, Goregaon West, P/South Ward, Mumbai 400104 admeasuring 688.10 sq. mts. area being developed by M/s. Bali Spaces LLP.

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

(i) Shri. Ankit U Jain of M/s. AR Design Studio as Architect;

(ii) Shri Hiren Tanna as Structural Consultant

(iii) Shri. Dinesh H. Mehtaas Site Supervisor

Based on Site Inspection, with respect to 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 as registered vide number P51800053916 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 Table B.

Table A

Building /Wing Number_(to be prepared separately for each Building /Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of Work
1.	Excavation	100%
2.	Number of Basement(s) and Plinth	100%
3.	Number of Podiums	00%
4.	Stilt Floor	00%
5.	Number of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	50%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	25%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	75%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	50%
10.	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 00%requirements as may be required to Obtain Occupation /Completion Certificate	30%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common Area & Facilities, Amenities	Proposed (Yes/No)	Percentage of completion	Details
1.	Internal Road & Footpaths	No	00%	-
2.	Water Supply	Yes	00%	Will be completed as per consultant Remarks
3.	Sewerage Chamber Lines, Septic Tank	Yes	65%	Will be completed as per consultant Remarks
4.	Storm water Drains	Yes	00%	Will be completed as per consultant Remarks
5.	Landscape & Tree Planting	Yes	00%	Will be completed as per Tree Consultant Remark
6.	Street Lighting	No	00%	-
7.	Community Building	No	00%	-
8.	Treatment and Disposal of Sewerage & Sullage Water	No	00%	-
9.	Solid Waste Management & Disposal	Yes	00%	Will be completed as per Vermiculture Remarks
10.	Water conservation & Rain water Harvesting	Yes	30%	Will be completed as per consultant Remarks
11.	Energy Management	No	00%	-
12.	Fire Protection & Fire Safety Requirement	Yes	00%	Will be completed as per fire consultant Remarks
13.	Electric Meter room, substation, Receiving Station	Yes	15%	Will be complied by developer
14.	Open/Stack Parking	Yes	00%	As per Consultant parking remark
15.	Others (Option To Add More)		00%	-

Yours Faithfully

Ankit Uttamchand Jain

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Date: 2025.01.18 16:06:28 +05'30'

Shri. Ankit U. Jain of M/s. AR Design Studio.
Lic. No. CA/2014/64556

Agreed and Accepted by

SUSHANT VIJAY PARMAR

Digitally signed by SUSHANT VIJAY PARMAR
Date: 2025.01.18 19:04:12 +05'30'

Signature of Promoter
Name: BALI SPACES LLP
Date: 18-01-2025