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FORM 1

(See Regulation 3)
ARCHITECT'S CERTIFICATE

Date: 23/07/2025

To,
M/s. BALAJI ENTERPRISES
Shop No. 12 Sidhivinayak Tower,
Near Makwana Complex, VS Marg,
Virar (E), Tal-Vasai, Dist-Palghar

Subject: Certificate of Percentage of Completion of Construction Work of proposed residential Bunglow & Row Houses on land bearing S.No 109, H.NO-1/A of Vill-Dongre, Tal-Vasai, Dist-Palghar being developed by M/s. BALAJI ENTERPRISES

Sir,

I Ar. Hardik D. Patil have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of proposed Residential bungalow & Row Houses wide project name **NORTHERN VILLA** on land bearing S.No.109 H.NO-1/A of Vill-Dongre, Tal-Vasai, Dist-Palghar being developed by M/s. BALAJI ENTERPRISES Based on Site Inspection. with respect to Layout / each of the Residentail Bunglow/Row house 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 Residentail Bunglow/Row house of the Real Estate Project 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
No.1 (Residential Bunglow - A)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100%
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	100%
5	Stilt Floor	70%
6	Slabs of Super Structure	100%

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7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	33%
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	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Bunglow	30%
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%

No.2 (ROW HOUSE - B)

Sr. No (1)	**Tasks /Activity** (2)	**Percentage of Actual work done (as on the date of certificate)** (3)
1	Excavation	100%
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	100%
5	Stilt Floor	70%
6	Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	33%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	80%

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10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Row House	30%
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%

No.3 (Row House - B)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100%
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	100%
5	Stilt Floor	80%
6	Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	33%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	80%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Row house	60%
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	0%

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	per specifications in agreement of sale. Any other activities	

No.4 (Row House - C)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100%
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	100%
5	Stilt Floor	30%
6	Slabs of Super Structure	16%
7	Internal walls, Internal Plaster, Floorings, 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	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Row house	0%
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%

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No.5 (Row House - C)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	80%
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, 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	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Row house	0%
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%

No.6 (Row House - B)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	80%

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2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, 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	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Row house	0%
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%

No.7 (Row House - D)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	30%
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%

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9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Bunglow	0%
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%

No.8 (Residential Bunglow - E)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	0%
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, 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	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Bunglow	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of	0%

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	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	

No.9 (Residential Bunglow - F)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	0%
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, 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	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Bunglow	0%
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%

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TABLE-B

Common Areas (Internal & External Development Works) in Respect of the Registered Phase/project number

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	40%	--
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	Yes	0%	--
7.	Community Buildings	N.A.	N.A.	N.A.
8.	Treatment and disposal of sewage and sullage water	Yes	0%	--
9.	Solid Waste management & Disposal	Yes	0%	--
10.	Water conservation/ Rain water harvesting	Yes	0%	--
11.	Energy management	Yes	0%	--
12.	Fire protection and fire safety requirements	N.A	N.A	--
13.	Electrical meter room, sub-station receiving station	Yes	0%	--

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Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
14.	Others (option to add more)	--	--	--

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HARDIK D. PATIL

License No. COA/2019/110954

Agreed and Accepted by:

For M/s. BALAJI ENTERPRISES

Partners.

Signature of Promoter

Name: M/S. BALAJI ENTERPRISES

Date 23/07/2025

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