

**FORM 1**  
**[see Regulation 3]**  
**ARCHITECT'S CERTIFICATE**

For Quarter Ending 30<sup>th</sup> September 2022 (Quarter 2<sup>nd</sup> FY2022-23)

Date: 06/10/2022

To,  
Shri Balaji Land Developers  
Kh. No. 66A/B, Mouza Aajni  
Tal. Kamptee,  
Dist. Nagpur

Subject: Certificate of Percentage of Completion of Construction Work of **PALM VALLEY** having MahaRERA Registration no. P50500021844 being developed by M/s Shri Balaji Land Developers Nagpur

Sir,

I **Architect Parag Godbole** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **PALM VALLEY**, having MahaRERA Registration no. P50500021844 being developed by M/s Shri Balaji Land Developers Nagpur.

Based on Site Inspection, with respect to the Building 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 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**

Building Number: Not Applicable

| <b>Sr. No</b> | <b>Tasks /Activity</b>                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Percentage of work done</b> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>1</b>      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>NA</b>                      |
| <b>2</b>      | Basements (if any):                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>NA</b>                      |
| <b>3</b>      | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>NA</b>                      |
| <b>4</b>      | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>NA</b>                      |
| <b>5</b>      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>NA</b>                      |
| <b>6</b>      | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                | <b>NA</b>                      |
| <b>7</b>      | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises                                                                                                                                                                                                                                                                                                                                                     | <b>NA</b>                      |
| <b>8</b>      | Sanitary Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                              | <b>NA</b>                      |
| <b>9</b>      | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | <b>NA</b>                      |
| <b>10</b>     | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                                       | <b>NA</b>                      |
| <b>11</b>     | 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. | <b>NA</b>                      |

**TABLE-B**

**Common Areas (Internal & External Development Works) in Respect of  
the entire Registered Phase / Project Number**

| <b>S.No.</b> | <b>Common areas and Facilities, Amenities</b>         | <b>Proposed (Yes/No)</b> | <b>Percentage of Actual Work done (As on date of the certificate)</b> | <b>Details</b>         |
|--------------|-------------------------------------------------------|--------------------------|-----------------------------------------------------------------------|------------------------|
| 1            | Internal Roads & Footpaths                            | YES                      | 12%                                                                   | AS PER SANCTIONED PLAN |
| 2            | Water Conservation, Rain Water Harvesting             | NO                       | 0                                                                     | NA                     |
| 3            | Energy management                                     | NO                       | 0                                                                     | NA                     |
| 4            | Fire protection and fire safety Requirement           | NO                       | 0                                                                     | NA                     |
| 5            | Electrical meter room, sub-station, receiving station | NO                       | 0                                                                     | NA                     |
| 6            | Electric Supply As Per Norms Required for layout      | YES                      | 0%                                                                    | AS PER SANCTIONED PLAN |
| 7            | Aggregate Area of recreational Open Space             | YES                      | 28%                                                                   | AS PER SANCTIONED PLAN |
| 8            | Open parking                                          | NO                       | 0                                                                     | NA                     |
| 9            | Water Supply                                          | YES                      | 14%                                                                   | AS PER SANCTIONED PLAN |
| 10           | Sewerage (chamber, lines, Septic Tank , STP)          | YES                      | 13%                                                                   | AS PER SANCTIONED PLAN |
| 11           | Storm Water Drains                                    | YES                      | 15%                                                                   | AS PER SANCTIONED PLAN |
| 12           | Landscaping & Tree Planting                           | NO                       | 28%                                                                   | AS PER SANCTIONED PLAN |
| 13           | Street Lighting                                       | YES                      | 0%                                                                    | AS PER SANCTIONED PLAN |

|    |                                                    |    |   |    |
|----|----------------------------------------------------|----|---|----|
|    |                                                    |    |   |    |
| 14 | Community Buildings                                | NO | 0 | NA |
| 15 | Treatment and disposal of sewage and sullage water | NO | 0 | NA |
| 16 | Solid Waste management & Disposal                  | NO | 0 | NA |

**Yours Faithfully**



**Parag Godbole**  
**Architect**

**License No. CA/90/13348**

**Agreed and Accepted by:**

FOR SHRI BALAJI LAND DEVELOPERS

*M. D. Agrawal*  
PARTNER

**Manisha Deepak Agrawal**  
**Authorized Signatory**

Date: 06/10/2022