



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)

To

The **BALAJI PROJECTS**

Subject : Certificate of Percentage of Completion of Construction Work of 3, No. of Building(s) **A+B,C,D**, Wing(s) of Phase of the Project (Gujarat RERA Registration Number **NA** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot No **415/Kathwada/O.P. No. 45/NA/KATHWADA/-/OLD R.S. No. 501, NEW R.S. NO. 675/45** demarcated by its boundaries (latitude and longitude of the end the West of Division, Village **KATHWADA**, taluka **Daskroi**, District **Ahmedabad**, PIN **380038**, admeasuring **4395.0** sq.mts. area being developed by **BALAJI PROJECTS**

Sir,

I/We **SANKET KAILASHBHAI VORA** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 3, Building(s) **A+B,C,D**, Wing(s) of Phase of the Project situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. **415/Kathwada/O.P. No. 45/NA/KATHWADA/-/OLD R.S. No. 501, NEW R.S. NO. 675/45** of Division, taluka **Daskroi**, District **Ahmedabad**, PIN **380038**, admeasuring **4395.0**, sq.mts. area being developed by (Promoter's Name) **BALAJI PROJECTS**, as per the approved plan.

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

- (i) M/s./Shri/Smt. **Sanket Kailashbhai Vora** as Architect/Engineer
(ii) M/s./Shri/Smt. **CHIRAGKUMAR PRAGJIBHAI NAKRANI** as Structural Consultant

Based on Site Inspection by undersigned on **25-Jul-2024** date and with respect to each of the Building/Wing or of the plots as the case may be 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 **Applied** under GujRERA 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 A and B.

Table – A				
A+B				
Sr. No.	Tasks/Number	Percentage of work done	Activity Start Date	Activity Completion Date
1	Excavation	10	01-07-2024	30-06-2026
2	2 number of Basement(s) and Plinth (No. & %)	0	01-07-2024	30-06-2026
3	0 number of Podiums (No. & %)	0	NA	NA
4	Stilt Floor (%)	0	NA	NA
5	10 number of Slabs of Super Structure (No. & %)	0	01-07-2024	31-03-2027
6	Internal & External walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (%)	0	01-07-2024	31-03-2027
7	Sanitary Fittings & color work within the Flat/Premises (%)	0	01-07-2024	31-03-2027
8	Staircases Lifts Wells, Ramp and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks (%)	0	01-07-2024	31-03-2027
9	The external plumbing and external plaster elevation, external color, drainage work, completion of terraces with waterproofing of the Building/Wing (%)	0	01-04-2027	30-06-2029
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 requirements as may be required to Obtain Occupation/Completion Certificate (%)	0	01-04-2027	30-06-2029

Table – A				
C				

Sr. No	Tasks/Number	Percentage of work done	Activity Start Date	Activity Completion Date
1	Excavation	10	01-07-2024	30-06-2026
2	2 number of Basement(s) and Plinth (No. & %)	0	01-07-2024	30-06-2026
3	0 number of Podiums (No. & %)	0	NA	NA
4	Stilt Floor (%)	0	NA	NA
5	10 number of Slabs of Super Structure (No. & %)	0	01-07-2024	31-03-2027
6	Internal & External walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (%)	0	01-07-2024	31-03-2027
7	Sanitary Fittings & color work within the Flat/Premises (%)	0	01-07-2024	31-03-2027
8	Staircases Lifts Wells, Ramp and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks (%)	0	01-07-2024	31-03-2027
9	The external plumbing and external plaster elevation, external color, drainage work, completion of terraces with waterproofing of the Building/Wing (%)	0	01-04-2027	30-06-2029
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 requirements as may be required to Obtain Occupation/Completion Certificate (%)	0	01-04-2027	30-06-2029

Table – A

D				
Sr. No	Tasks/Number	Percentage of work done	Activity Start Date	Activity Completion Date
1	Excavation	10	01-07-2024	30-06-2026
2	2 number of Basement(s) and Plinth (No. & %)	0	01-07-2024	30-06-2026
3	0 number of Podiums (No. & %)	0	NA	NA
4	Stilt Floor (%)	0	NA	NA
5	9 number of Slabs of Super Structure (No. & %)	0	01-07-2024	31-03-2027
6	Internal & External walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (%)	0	01-07-2024	31-03-2027
7	Sanitary Fittings & color work within the Flat/Premises (%)	0	01-07-2024	31-03-2027
8	Staircases Lifts Wells, Ramp and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks (%)	0	01-07-2024	31-03-2027
9	The external plumbing and external plaster elevation, external color, drainage work, completion of terraces with waterproofing of the Building/Wing (%)	0	01-04-2027	30-06-2029
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 requirements as may be required to Obtain Occupation/Completion Certificate (%)	0	01-04-2027	30-06-2029

Table - B

Internal & External Development Works in Respect of the entire Registered Phase						
Sr. No.	Common areas and Facilities Amenities	Proposed(Yes/No)	Percentage of work done	Remarks	Activity Start Date	Activity Completion Date
1	Internal Roads & Footpaths	YES	0		01-07-2024	31-12-2027
2	Water Supplys	YES	0		01-07-2024	31-12-2027
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0		01-07-2024	31-12-2027
4	Storm Water Drains	YES	0		01-07-2024	30-06-2027
5	Landscaping & Tree Planting	YES	0		31-10-2025	30-06-2027
6	Street Lighting	YES	0		31-10-2025	30-06-2027
7	Community Buildings	NO	0	NA	NA	NA
8	Treatment and disposal of sewage and sullage water /STP	YES	0		30-04-2025	30-06-2027
9	Solid Waste Management & Disposal	YES	0		30-04-2025	30-06-2027
10	Water Conservation,Rain Water Harvesting,Percolating Well/Pit .	YES	0		30-04-2025	31-12-2028
11	Energy Management	NO	0	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	YES	0		30-04-2025	31-12-2028
13	Electrical Meter Room, Sub-station,Receiving Station.	YES	0		30-04-2026	31-12-2028
14	Fire fighting facilities	YES	0		30-04-2026	31-12-2028
15	Drinking water facilities	YES	0		30-04-2026	31-12-2028
16	Emergency evacuation services	YES	0		30-04-2026	30-06-2029

Sr. No.	Common areas and Facilities Amenities	Proposed(Yes/No)	Percentage of work done	Remarks	Activity Start Date	Activity Completion Date
17	Use of renewable energy	YES	0		30-04-2027	30-06-2029
18	Security using CCTV surveillance	NO	0	NA	NA	NA
19	Letter Box	NO	0	NA	NA	NA

Table -C				
Details regarding Garage and Parking in respect of the entire registered phase				
Sr. No.	Details	Proposed Total Number	Total Area(Sq Mtrs)	Percentage of work done
1	Garage	0	0.0	0
2	Covered Parking	404	6025.29	0
3	Open Parking	22	101.05	0

Yours Faithfully,

Name of Architect	SANKET KAILASHBHAI VORA
Council of Architects(CoA) Registration No.	CA/2018/95675
Council of Architects(CoA) Registration valid till	31-Dec-2029
Date of physical visit to the site	25-Jul-2024
Firm Name	SANKET VORA
Remark	NOT ANY

@This is online submitted document with due eKYC done, hence no physical signature required.