



STHAPATYA NIRMAAN

CIVIL & ARCHITECTURAL SERVICES

Architects & Civil Engineers
Urban & Regional Planners SN-97
Project Management Consultants
Land Surveyors, Estimators & Valuers
Interior Designers

208, 2nd Floor, Jagannath Commerce Plaza, Near Godrej Showroom, Manpada Road, Dombivli (E). M.: 8828264907
1st Floor, Gokul CHS, Agarkar Road, Near Aditya Mangal Karyalaya, Dombivli (E). M.: 7715928251 Email : sthapatyanirmaan@gmail.com

ARCHITECT CERTIFICATE

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

Date: 30/06/2025

To,
M/s. Tirupati Developers,
A-1, Chandresh Oasis, Lodha Heaven,
Kalyan Shil Road,
Dombivli (E)- 421204


Subject: Certificate of Percentage of Completion of Construction Work of Building known as **"BALAJI HEIGHTS"** Building No. 1 (School Building) & Building No. 2 (Commercial Building) / No separate wings of the First Phase of the Project [Maha RERA Registration Number – **P51700027019**] situated on the Plot bearing C.T.S.No. 7982 to 7993 demarcated by its boundaries (latitude and longitude of the approximate centre points 19°12'57.4" to the North & 73°05'16.6" to the East of Division- Konkan, Village- G.B.Patharli, Taluka- Kalyan, District -Thane, building plan sanctioned by Kalyan Dombivli Municipal Corporation vide their sanction no. KDMC/TPD/DOM/2019-20/0013/194, Dated – 04/09/2023 admeasuring approximate 1604.60 Sq. Mts. and out of this area 5635.91 Sq. Mts. area is **developed by M/s. Tirupati Developers.** AS ON 30-06-2025

Sir,

I, **SHIRISH GAJANAN NACHANE** have undertaken assignment as an Architect of certifying Percentage of Completion of Construction Work of the said **"BALAJI HEIGHTS"** at Building No. 1 (School Building) & Building No. 2 (Commercial Building) of the First Phase of the Project as per above,

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 [Maha RERA Registration Number – **P51700027019**] 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. STHAPATYA NIRMAAN,


SHIRISH G. NACHANE
(Architect)



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HANDRA signed by
T JOSHI HARISHCHAN
DRA T JOSHI

Note: The proposed plot is affected by Reservation No. 86, Primary School, within the limits of Kalyan Dombivli Municipal Corporation & affected plot area is 1453.25 Sq.Mtrs. & Building No. 1, Stilt + First Floor to Third Floor (Pt.) (School Building) as per sanctioned plan 736.63 Sq. Mtrs. Area to be handed over to KDMC.





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TABLE - A
Building No. 1/ School Building

Sr. No.	Task /Activity	Percentage of work done
1.	Excavation	100%
2.	Basement (if any)	100%
3.	1 Number of Plinth	100%
4.	Number of Podiums (if any)	N.A.
5.	Stilt Floor	90%
6.	4 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	75%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	65%
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	95%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%
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.	60%

For, M/s. STHAPATYA NIRMAAN,

SHIRISH G. NACHANE
(Architect)





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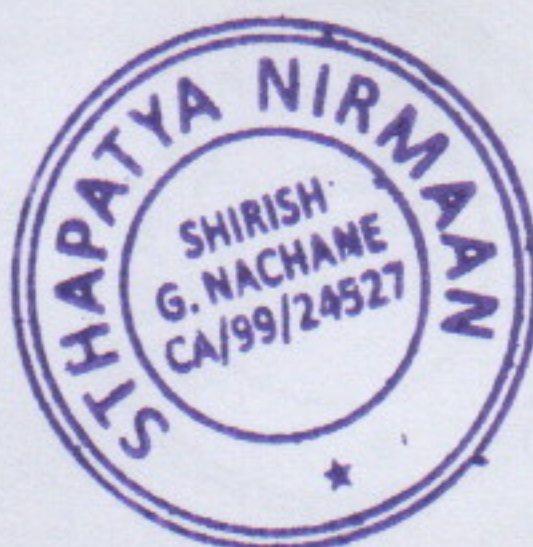
1st Floor, Gokul CHS, Agarkar Road, Near Aditya Mangal Karyalaya, Dombivli (E). M.: 7715928251 Email : sthapatyanirmaan@gmail.com

TABLE - A
Building No. 2 (Residential)

Sr. No.	Task /Activity	Percentage of work done
1.	Excavation	100%
2.	Basement (if any)	100%
3.	1 Number of Plinth	100%
4.	Number of Podiums (if any)	N.A.
5.	Stilt Floor	N.A.
6.	16 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	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%
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.	80%

For, M/s. STHAPATYA NIRMAAN,


SHIRISH G. NACHANE
(Architect)





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TABLE-B

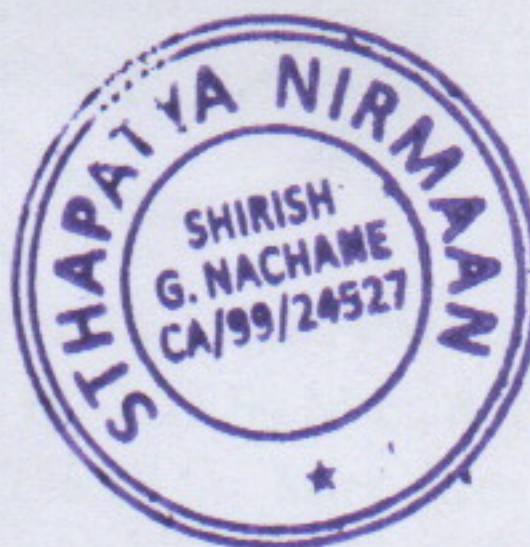
Internal & External Development Works in Respect of the entire Registered phase.

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%	To be provided by KDMC
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
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%	
11.	Energy management	NO	N.A.	
12.	Fire protection and fire safety requirements	YES	0%	
13.	Electrical meter room, sub-station, receiving station	YES	0%	
14.	Others (Option to Add more)	NO	N.A.	

Yours Faithfully,

For, M/s. STHAPATYA NIRMAAN,


SHIRISH G. NACHANE
(Architect)



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T JOSHI

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signed by
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NDRA T
JOSHI

