PROJECT MANAGEMENT CONSULTANTS

MASTER ARCHITECTS
 ENGINEERS
 TOWN PLANNERS
 PROJECT CONSULTANTS
 OFFICE: BLDG. NO. 5, OPP. BLDG. NO. 50, PANT NAGAR POLICE STATION ROAD,

GHATKOPAR (EAST), MUMBAI-400 075. ©: 21027487, 21023665



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)

Date

To.

M/s Gurukrupa Realcon Builders & Developers,

C-106, Vashi Plaza, Plot No. 80/81 Sector-17, Vashi, Navi Mumbai -400703

Subject: Certificate of Percentage of Completion of Construction Work of Pantnagar Sethu Co-Op Hsg. Soc. Ltd for Construction of 1 building / 2 Wings of the Single Phase (MahaRERA Registration Number) situated on the Plot bearing CTS No. 184 (Pt.), Survey No. 236-A of Bldg No 101, Pantnagar, Ghatkopar – E, Mumbai – 400075 demarcated by its boundaries 19 5 22.0053 latitude and -72 54 53.7688 longitude to the North , 19 5 21.8176 latitude and -72 54 53.9139 longitude to the South, 19 5 21.5987 latitude and -72 54 54.2839 longitude to the East, 19 5 22.6204 latitude and -72 54 54.9323 longitude to the West of Division Ghatkopar, Village Ghatkopar, Taluka Kurla, District Mumbai, PIN 400075, admeasuring 947.85 sq.mts. Area being developed by M/s. Gurukrupa Realcon Builders & Developers.

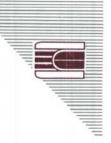
Sir,

I Shri. Jayanti L. Rathod have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1 Building / 2 Wings of the Single Phase situated on the plot bearing CTS No. 184 (Pt.) /Survey No. 236-A of Bldg No 101, Pantnagar, Ghatkopar – E, Mumbai – 400075 admeasuring 947.85 sq.mts. Area being developed by M/s. Gurukrupa Realcon Builders & Developers.

- 1. Following technical professionals are appointed by Owner / Promoter :---
 - (i) M/s. CONSULTANTS COMBINE as L.S. / Architect;
 - (ii) Mr. K. H. Shah of M/S PARAS CONSULTANTS as Structural Consultant;
 - (iii) M/s /Shri Bhalchandra Wangnekar as MEP Consultant (N.A);
 - (iv) Mr. Ranjit Narayan Sawant as Site Supervisor.

Contact : Web site : http://www.consultantscombine.in e-mail : jlrathod@rediffmail.com

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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 (i.e. SALE A & B Wing + REHAB A Wing) of the Real Estate Project as registered *vide* number _____ 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 A & B of the Project

Sr. No. (1)	Task / Activity (2)	Percentage of Work Done (3)
1.	Excavation	0%
2.	NIL number of Basement(s) And 1 Plinth	0%
3.	NIL number of Podiums	NIL
4.	Stilt Floor	0%
5.	16 Nos. number of Slabs of Super Structure	0%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor. Level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	0%
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	0%

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Internal and External Development Works in respect of the entire Registered Phase.

Sr. No. (1)	Common areas & Facilities, Amenities (2)	Proposed (Yes / No) (3)	Percentage of Work Done (4)	Details (5)
1.	Internal Roads & Foothpaths.	No	0%	Not Applicable
2.	Water Supply	Yes	0%	Water Supply as per provision thru BMC.
3.	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	0%	As per the BMC rules & regulations.
4.	Storm Water Drains	Yes	0%	As per the drawings obtained from Consultant Compound.
5.	Landscaping & Tree Planting.	Yes	0%	As per the NOC obtained from Tree Authority.
6.	Street Lighting	No	0%	Not Applicable
7.	Community Buildings	No	0%	Not Applicable
8.	Treatment and disposal of sewage and sullage water.	No	0%	Not Applicable
9.	Solid Waste Management & Disposal.	No	0%	Not Applicable
10.	Water Conservation, Rain Water Harvesting.	Yes	0%	As per the Drawing obtained from Consultant.
11.	Energy Management	No	0%	Not Applicable
12.	Fire protection and fire safety requirements.	Yes	0%	As per approval obtained from Fire Dept.

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(1)	(2)	(3)	(4)	(5)
13.	Electrical meter room, sub- station, receiving station.	Yes	0%	As per NOC obtained from Reliance.
14.	Fitness Centre	Yes	20%	As per approval obtained from B.P.E.S.

Yours Faithfully,

FOR CONSULTANTS COMBINE

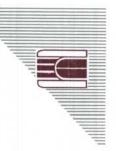
JAYANTI L. RATHOD

Architect

(License No.CA/84/8111)

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ARCHITECT'S PLOT AREA CERTIFICATE

To.

Executive Engineer/B.P. Cell

Greater Mumbai/MHADA.

Bandra East, Mumbai - 400 051.

Sub:

Proposed Re- Development of Existing Building No.101 Known as Pant Nagar "Sethu CHS ltd". of plot property for the property bearing C.T.S. No. 184 (Pt) Of Village Pant Nagar, Ghatkopar (East), Mumbai -400 075.

Sir,

I Have Submitted a proposal on behalf of my/our client M/s. GURUKRUPA REALCON (BUILDERS & DEVELOPERS), Owners for the proposed development on the above referred property. The area of the property is 947.85 Sq. mts. As per MHADA's demarcation and area certificate obtained by my client. In order to verify the area, I/we have carried out survey of the said plot the said survey has been carried out on the basis of the boundaries of the property shown by the Owner /client.

The said area as per survey now works out to be 947.85 Sq. mts. (Nine Hundred Forty Seven Point Eighty Five). F.S.I. claimed for the plot area 947.85 Sq. mts. Sq. mts.

Thanking You Yours Faithfully

FOR CONSULTANTS COMBINE.

(ARCHITECT.) CA/84/8111