

CONSULTANTS COMBINE

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.

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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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TABLE-B

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 within 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.


(J.L.RATHOD)
(ARCHITECT.)
CA/84/8111