

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: 5th July 2017

To,
M/s. Gurukrupa Developers,
4/58, Kamal Mansion,
N.A. Azmi Marg,
Colaba, Mumbai 400005.

Subject: Certificate of Percentage of Completion of Construction Work of 1 no of building having 3 wings A , B and C known as Primus Residences defined as the Project [Maha RERA Registration... Number] situated on the Plot bearing C.T.S. Nos. 4097(part) , demarcated by its boundaries (latitude and longitude of the end points) 19° 4'30.56" N, 72° 51'0.28"E to the North, 19° 4'29.75" N, 72° 51'0.29"E to the South, 19° 4'30.10" N, 72° 51'1.77"E to the East , 19° 4' 30.17" N, 72° 50'59.17"E to the West of Division Konkan, Village Kolkalyan, Taluka Bandra, District Mumbai Suburban, PIN 400055, admeasuring 1434.50 sq.m area being developed by Gurukrupa Developers.

Sir,

I Shripad. G. Nadkarni, have undertaken the assignment as Licensed Surveyor for certifying the Percentage of Completion of Construction Work of 1 no of building having 3 wings A , B and C known as Primus Residences defined as the Project, situated on the Plot bearing C.T.S. Nos. 4097(part) , demarcated by its boundaries (latitude and longitude of the end points) 19° 4'30.56" N, 72° 51'0.28"E to the North, 19° 4'29.75" N, 72° 51'0.29"E to the South, 19° 4'30.10" N, 72° 51'1.77"E to the East , 19° 4' 30.17" N, 72° 50'59.17"E to the West of Division Konkan, Village Kolkalyan, Taluka Bandra, District Mumbai Suburban, PIN 400055, admeasuring 1434.50 sq.m area being developed by Gurukrupa Developers.

The Promoter has furnished to the undersigned the following:

1. The details of the project wrt the building with 3 wings as mentioned in the subject matter and uploaded on the Maha RERA website.
2. The details of the approved plans and the projected maximum future potential and the Building with 3 wings envisaged by them which is also uploaded by them on the Maha RERA website.
3. The details of the estimated quantity and the executed quantity for each item as required to be provided in the Table A and B.
4. The details of the technical professionals appointed by Promoter, which are reproduced as under:

(i) M/S Vision as the Architect;

(ii) M/s Sterling Engineering Consultancy Services Pvt. Ltd. as the Structural Consultant;

(iii) M/s Pankaj Dharkar & Associates as the MEP Consultant;

(iv) Shri. Jagdish Gangan as the Site Supervisor;

(v) Shri. Vinay Mavinkere as the Quantity Surveyor.

Based on Details provided above by the Promoter and Site Inspection, with respect to the Wings A of the aforesaid Real Estate Project, I certify that as on 30th April 2017, the Percentage of Work done for the Wing A with respect to each of the activity of the Real Estate Project as registered vide number _____ under Maha RERA is as per table A herein below. The percentage of the work executed with respect to internal and

external development work with respect to each of the activity is detailed in Table B.

Table A

S. No	Items of Work	Work completion (in %)
1	Excavation for the area falling within the building footprint	100%
2	3 nos of Common Basement within the building footprint RCC Works	33%
3	1 no of Ground/Stilt Floor (falling within the building footprint) RCC Works	0%
4	16 nos of Slabs of Super Structure (RCC Works)	0 %
5	Int. walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Int. Painting.	
a	Internal Walls – Brickwork	0%
b	Internal Plaster	0%
c	Floorings with in flat	0%
d	Floorings with in common area	0%
e	Doors	0%
f	Windows	0%
g	Metal works	0%
h	Railing	0%
i	Internal Painting	0%
6	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	
a	CP & Sanitary fittings, within the flat/Premises	0%
b	Electrical fittings within flat/Premises	0%
7	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR.	
a	Staircases (excluding RCC)	0%
b	Lift wells & Lobbies, at each floor level connecting staircases and lifts	0%
c	Overhead and underground water tanks	0%
d	Lift machine room	0%
8	plumbing, Exterior Plaster, Elevation Feature, Terrace works, WP, Ext. Painting	
a	Internal Plumbing	0%

b	External plumbing in Shaft	0%
c	Terrace Looping	0%
d	External plaster	0%
e	Elevation feature / fins	0%
f1	Terrace Landscape	0%
f2	Terrace works	0%
g1	Water proofing in Flats	0%
g2	Water proofing in Other Areas	0%
h	External Painting	0%
9	Lifts, pumps, FF, FA, BMS VDP, Elect fittings in common areas, Solar Panels, Plinth protection, anti-termite treatment, Ent lobbies finishes. Elect works, LV works, lightning arrestors civil aviation lights, AC modular kitchen, Shower cubicles.	
a	Installation of lifts	0%
b	Water pumps	0%
c1	Firefighting inside Flat	0%
c2	Fire fighting in Lobby	0%
c3	Fire fighting in Shaft	0%
d	Fire Alarm	0%
e	BMS	0%
f	Video door Panel	0%
g	Electrical fitting to common areas	0%
j	Anti-termite treatment	0%
k	Finishing to entrance lobbies	0%
l	Electrical works in Shaft	0%
m	LV works	0%
n	Lightning arrestors	0%
p	Air Conditioning	0%

TABLE-B
Internal & External Development Works in Respect of the entire
Registered Phase

Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)
1	Internal Roads & footpaths		
a	Internal Roads	Yes	0%
b	Footpath (Pedestrian walkway)	yes	0%
2	Water Supply (Main connection to UGT)		
a	water supply work	yes	0%
3	Sewerage lines, chambers, Septic tank, STP		
a	Sewerage lines / Chambers	yes	0%
c	Septic Tank	no	NA
d	STP	yes	0%
4	Storm Water Drains (At ground level)	yes	0%
5	Landscaping + Tree plantation (All levels except terrace)		
a	Landscaping (hardscape)	yes	0%
b	Tree Plantation (Soft cape)	yes	0%
6	Street lighting	Yes	0%
7	Community Building + Club House + Swimming Pool + Fitness center		
a	Community Building	No	NA
b	Club House	No	NA
c	Swimming pool	No	NA
d	Fitness Centre / Activity Room	yes	0%
8	Disposal of sewerage + Sullage with treatment		
a	Disposal of sewerage		
b	Sullage with treatment		
9	Solid waste mgmt. & Disposal	Yes	0%

10	Water conservation + Rain Water Harvesting		
a	Water conservation	No	NA
b	Rain water Harvesting	yes	0%
11	Energy management Solar energy for lighting, water heating.		
a	Solar Panels for lighting	Yes	0%
b	Solar Panels for water heating		
12	Fire protection & fire safety req.		
a	Fire Protection	yes	0%
b	Fire Safety requirement	yes	0%
13	Electric Meter Room works, sub station, Receiving station		
a	EMR Works	yes	0%
b	Substation	yes	100%
c	Receiving station	no	NA
14	All parking levels outside Building Footprint		
a	Shore piling	yes	100%
b	Excavation Including Dewatering (excluding portion falling within building footprint)	yes	100%
c	Retaining wall	yes	78%
d	Common Basements (excluding portion falling within building footprint)		
d1	Structure, Masonry, Plaster (SMP) with foundation	yes	55%
d2	Finishes	yes	0%
d3	MEP	yes	0%
d4	Stack Car Parking	yes	0%
15	Others: Comp. wall, gates, gate houses, Borewells, all parking levels other than below bldgs.,		
a	Compound walls	yes	0%
b	Gates	yes	0%
c	Gate houses	yes	0%
d	Borewells	no	NA
e	Entrance portal	yes	0%
f	Signages	yes	0%
g	BMS & CCTV	yes	0%
h	UG Tank & Pump Room	yes	0%
i	Temporary structures required for project	yes	27%
j	Services (SMP)	yes	0%

The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for the Wing A consisting of 3 Basements + Ground/Stilt + 15 Floors.

The certificate is issued considering that the Promoter has ensured that the execution of the work is as per approved plans and the quality, specifications of the work/construction, the materials used are as per the disclosures made to the allottees in the project.

Yours Faithfully,



SHRIPAD G NADKARNI
Licensed Surveyor
(License No – N/162/LS)

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: 5th July 2017

To,
M/s. Gurukrupa Developers,
4/58, Kamal Mansion,
N.A. Azmi Marg,
Colaba, Mumbai 400005.

Subject: Certificate of Percentage of Completion of Construction Work of 1 no of building having 3 wings A , B and C known as Primus Residences defined as the Project [Maha RERA Registration... Number] situated on the Plot bearing C.T.S. Nos. 4097(part) , demarcated by its boundaries (latitude and longitude of the end points) 19° 4'30.56" N, 72° 51'0.28"E to the North, 19° 4'29.75" N, 72° 51'0.29"E to the South, 19° 4'30.10" N, 72° 51'1.77"E to the East , 19° 4' 30.17" N, 72° 50'59.17"E to the West of Division Konkan, Village Kolekalyan, Taluka Bandra, District Mumbai Suburban, PIN 400055, admeasuring 1434.50 sq.m area being developed by Gurukrupa Developers.

Sir,

I Shripad. G. Nadkarni, have undertaken the assignment as Licensed Surveyor for certifying the Percentage of Completion of Construction Work of 1 no of building having 3 wings A , B and C known as Primus Residences defined as the Project, situated on the Plot bearing C.T.S. Nos. 4097(part) , demarcated by its boundaries (latitude and longitude of the end points) 19° 4'30.56" N, 72° 51'0.28"E to the North, 19° 4'29.75" N, 72° 51'0.29"E to the South, 19° 4'30.10" N, 72° 51'1.77"E to the East , 19° 4' 30.17" N, 72° 50'59.17"E to the West of Division Konkan, Village Kolekalyan, Taluka

Bandra, District Mumbai Suburban, PIN 400055, admeasuring 1434.50 sq.m area being developed by Gurukrupa Developers.

The Promoter has furnished to the undersigned the following:

1. The details of the project wrt the building with 3 wings as mentioned in the subject matter and uploaded on the Maha RERA website.
2. The details of the approved plans and the projected maximum future potential and the Building with 3 wings envisaged by them which is also uploaded by them on the Maha RERA website.
3. The details of the estimated quantity and the executed quantity for each item as required to be provided in the Table A and B.
4. The details of the technical professionals appointed by Promoter, which are reproduced as under:
 - (i) M/S Vision as the Architect;
 - (ii) M/s Sterling Engineering Consultancy Services Pvt. Ltd. as the Structural Consultant;
 - (iii) M/s Pankaj Dharkar & Associates as the MEP Consultant;
 - (iv) Shri. Jagdish Gangan as the Site Supervisor;
 - (v) Shri. Vinay Mavinkere as the Quantity Surveyor.

Based on Details provided above by the Promoter and Site Inspection, with respect to the Wing B of the aforesaid Real Estate Project, I certify that as on 30th April 2017, the Percentage of Work done for the Wing B with respect to each of the activity of the Real Estate Project as registered vide

number _____ under Maha RERA is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

Table A

S. No	Items of Work	Work completion (in %)
1	Excavation for the area falling within the building footprint	100%
2	3 nos of Common Basement within the building footprint RCC Works	100%
3	1 no of Ground/Stilt Floor (falling within the building footprint) RCC Works	100%
4	16 nos of Slabs of Super Structure (RCC Works)	0 %
5	Int. walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Int. Painting.	
a	Internal Walls – Brickwork	0%
b	Internal Plaster	0%
c	Floorings with in flat	0%
d	Floorings with in common area	0%
e	Doors	0%
f	Windows	0%
g	Metal works	0%
h	Railing	0%
i	Internal Painting	0%
6	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	
a	CP & Sanitary fittings, within the flat/Premises	0%
b	Electrical fittings within flat/Premises	0%
7	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR.	
a	Staircases (excluding RCC)	0%
b	Lift wells & Lobbies, at each floor level connecting staircases and lifts	0%
c	Overhead and underground water tanks	0%
d	Lift machine room	0%

8	plumbing, Exterior Plaster, Elevation Feature, Terrace works, WP, Ext. Painting	
a	Internal Plumbing	0%
b	External plumbing in Shaft	0%
c	Terrace Looping	0%
d	External plaster	0%
e	Elevation feature / fins	0%
f1	Terrace Landscape	0%
f2	Terrace works	0%
g1	Water proofing in Flats	0%
g2	Water proofing in Other Areas	0%
h	External Painting	0%
9	Lifts, pumps, FF, FA, BMS VDP, Elect fittings in common areas, Solar Panels, Plinth protection, anti-termite treatment, Ent lobbies finishes. Elect works, LV works, lightning arrestors civil aviation lights, AC modular kitchen, Shower cubicles.	
a	Installation of lifts	0%
b	Water pumps	0%
c1	Firefighting inside Flat	0%
c2	Fire fighting in Lobby	0%
c3	Fire fighting in Shaft	0%
d	Fire Alarm	0%
e	BMS	0%
f	Video door Panel	0%
g	Electrical fitting to common areas	0%
j	Anti-termite treatment	0%
k	Finishing to entrance lobbies	0%
l	Electrical works in Shaft	0%
m	LV works	0%
n	Lightning arrestors	0%
p	Air Conditioning	0%

TABLE-B
Internal & External Development Works in Respect of the entire
Registered Phase

Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)
1	Internal Roads & footpaths		
a	Internal Roads	Yes	0%
b	Footpath (Pedestrian walkway)	yes	0%
2	Water Supply (Main connection to UGT)		
a	water supply work	yes	0%
3	Sewerage lines, chambers, Septic tank, STP		
a	Sewerage lines / Chambers	yes	0%
c	Septic Tank	no	NA
d	STP	yes	0%
4	Storm Water Drains (At ground level)	yes	0%
5	Landscaping + Tree plantation (All levels except terrace)		
a	Landscaping (hardscape)	yes	0%
b	Tree Plantation (Soft cape)	yes	0%
6	Street lighting	Yes	0%
7	Community Building + Club House + Swimming Pool + Fitness center		
a	Community Building	No	NA
b	Club House	No	NA
c	Swimming pool	No	NA
d	Fitness Centre / Activity Room	yes	0%
8	Disposal of sewerage + Sullage with treatment		
a	Disposal of sewerage		
b	Sullage with treatment		
9	Solid waste mgmt. & Disposal	Yes	0%

10	Water conservation + Rain Water Harvesting		
a	Water conservation	No	NA
b	Rain water Harvesting	yes	0%
11	Energy management Solar energy for lighting, water heating.		
a	Solar Panels for lighting	Yes	0%
b	Solar Panels for water heating		
12	Fire protection & fire safety req.		
a	Fire Protection	yes	0%
b	Fire Safety requirement	yes	0%
13	Electric Meter Room works, sub station, Receiving station		
a	EMR Works	yes	0%
b	Substation	yes	100%
c	Receiving station	no	NA
14	All parking levels outside Building Footprint		
a	Shore piling	yes	100%
b	Excavation Including Dewatering (excluding portion falling within building footprint)	yes	100%
c	Retaining wall	yes	78%
d	Common Basements (excluding portion falling within building footprint)		
d1	Structure, Masonry, Plaster (SMP) with foundation	yes	55%
d2	Finishes	yes	0%
d3	MEP	yes	0%
d4	Stack Car Parking	yes	0%
15	Others: Comp. wall, gates, gate houses, Borewells, all parking levels other than below bldgs.,		
a	Compound walls	yes	0%
b	Gates	yes	0%
c	Gate houses	yes	0%
d	Borewells	no	NA
e	Entrance portal	yes	0%
f	Signages	yes	0%
g	BMS & CCTV	yes	0%
h	UG Tank & Pump Room	yes	0%
i	Temporary structures required for project	yes	27%
j	Services (SMP)	yes	0%

The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for the Wing B consisting of 3 Basements + Ground/Stilt + 15 Floors.

The certificate is issued considering that the Promoter has ensured that the execution of the work is as per approved plans and the quality, specifications of the work/construction, the materials used are as per the disclosures made to the allottees in the project.

Yours Faithfully,



SHRIPAD G NADKARNI
Licensed Surveyor
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ARCHITECT'S CERTIFICATE

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

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3. The details of the estimated quantity and the executed quantity for each item as required to be provided in the Table A and B.
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(i) M/S Vision as the Architect;

(ii) M/s Sterling Engineering Consultancy Services Pvt. Ltd. as the Structural Consultant;

(iii) M/s Pankaj Dharkar & Associates as the MEP Consultant;

(iv) Shri. Jagdish Gangan as the Site Supervisor;

(v) Shri. Vinay Mavinkere as the Quantity Surveyor.

Based on Details provided above by the Promoter and Site Inspection, with respect to the Wing C of the aforesaid Real Estate Project, I certify that as on 30th April 2017, the Percentage of Work done for the Wing C with respect to each of the activity of the Real Estate Project as registered vide number _____ under Maha RERA is as per table A herein below. The percentage of the work executed with respect to internal and

external development work with respect to each of the activity is detailed in Table B.

Table A

S. No	Items of Work	Work completion (in %)
1	Excavation for the area falling within the building footprint	100%
2	3 nos of Common Basement within the building footprint RCC Works	100%
3	1 no of Ground/Stilt Floor (falling within the building footprint) RCC Works	100%
4	16 nos of Slabs of Super Structure (RCC Works)	0 %
5	Int. walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Int. Painting.	
a	Internal Walls – Brickwork	0%
b	Internal Plaster	0%
c	Floorings with in flat	0%
d	Floorings with in common area	0%
e	Doors	0%
f	Windows	0%
g	Metal works	0%
h	Railing	0%
i	Internal Painting	0%
6	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	
a	CP & Sanitary fittings, within the flat/Premises	0%
b	Electrical fittings within flat/Premises	0%
7	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR.	
a	Staircases (excluding RCC)	0%
b	Lift wells & Lobbies, at each floor level connecting staircases and lifts	0%
c	Overhead and underground water tanks	0%
d	Lift machine room	0%
8	plumbing, Exterior Plaster, Elevation Feature, Terrace works, WP, Ext. Painting	
a	Internal Plumbing	0%

b	External plumbing in Shaft	0%
c	Terrace Looping	0%
d	External plaster	0%
e	Elevation feature / fins	0%
f1	Terrace Landscape	0%
f2	Terrace works	0%
g1	Water proofing in Flats	0%
g2	Water proofing in Other Areas	0%
h	External Painting	0%
9	Lifts, pumps, FF, FA, BMS VDP, Elect fittings in common areas, Solar Panels, Plinth protection, anti-termite treatment, Ent lobbies finishes. Elect works, LV works, lightning arrestors civil aviation lights, AC modular kitchen, Shower cubicles.	
a	Installation of lifts	0%
b	Water pumps	0%
c1	Firefighting inside Flat	0%
c2	Fire fighting in Lobby	0%
c3	Fire fighting in Shaft	0%
d	Fire Alarm	0%
e	BMS	0%
f	Video door Panel	0%
g	Electrical fitting to common areas	0%
j	Anti-termite treatment	0%
k	Finishing to entrance lobbies	0%
l	Electrical works in Shaft	0%
m	LV works	0%
n	Lightning arrestors	0%
p	Air Conditioning	0%

TABLE-B
Internal & External Development Works in Respect of the entire
Registered Phase

Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)
1	Internal Roads & footpaths		
a	Internal Roads	Yes	0%
b	Footpath (Pedestrian walkway)	yes	0%
2	Water Supply (Main connection to UGT)		
a	water supply work	yes	0%
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a	Disposal of sewerage		
b	Sullage with treatment		
9	Solid waste mgmt. & Disposal	Yes	0%

10	Water conservation + Rain Water Harvesting		
a	Water conservation	No	NA
b	Rain water Harvesting	yes	0%
11	Energy management Solar energy for lighting, water heating.		
a	Solar Panels for lighting	Yes	0%
b	Solar Panels for water heating		
12	Fire protection & fire safety req.		
a	Fire Protection	yes	0%
b	Fire Safety requirement	yes	0%
13	Electric Meter Room works, substation, Receiving station		
a	EMR Works	yes	0%
b	Substation	yes	100%
c	Receiving station	no	NA
14	All parking levels outside Building Footprint		
a	Shore piling	yes	100%
b	Excavation Including Dewatering (excluding portion falling within building footprint)	yes	100%
c	Retaining wall	yes	78%
d	Common Basements (excluding portion falling within building footprint)		
d1	Structure, Masonry, Plaster (SMP) with foundation	yes	55%
d2	Finishes	yes	0%
d3	MEP	yes	0%
d4	Stack Car Parking	yes	0%
15	Others: Comp. wall, gates, gate houses, Borewells, all parking levels other than below bldgs.,		
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h	UG Tank & Pump Room	yes	0%
i	Temporary structures required for project	yes	27%
j	Services (SMP)	yes	0%

The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for the Wing C consisting of 3 Basements + Ground/Stilt + 15 Floors.

The certificate is issued considering that the Promoter has ensured that the execution of the work is as per approved plans and the quality, specifications of the work/construction, the materials used are as per the disclosures made to the allottees in the project.

Yours Faithfully,



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