

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,
Kalpataru Properties Pvt. Ltd,
101 Kalpataru Synergy,
Opp Grant Hyatt, Vakola
Santacruz (east) 400055.

Subject: Certificate of Percentage of Completion of Construction Work of 1 building having 3 wings A , B and C known as Kalpataru Magnus, which is defined as the "Project [Maha RERA Registration_ Number] situated on the Plot bearing CTS No. 629(part) of village Bandra East , demarcated by its boundaries 19°3'36.73" N, 72°51'6.32"E to the North , 19°3'33.33"N , 72°51'4.00"E to the South , 19°3'34.52"N , 72°51'6.78"E to the East , 19°3'35.20"N , 72°51'4.09"E to the West of Division Konkan, Village Bandra East , Taluka Andheri , District Mumbai Suburban , PIN 400051 admeasuring 9054 sq.m area being developed by Kalpataru Properties Pvt. Ltd.

Sir,

I Keyur Ved, have undertaken the assignment as a 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 Kalpataru Magnus, which is defined as the "Project [Maha RERA Registration_ Number] situated on the Plot bearing CTS No. 629(part) of village Bandra East , demarcated by its boundaries (latitude and longitude of the end points) 19°3'36.73" N, 72°51'6.32"E to the North , 19°3'33.33"N , 72°51'4.00"E to the South , 19°3'34.52"N , 72°51'6.78"E to the East , 19°3'35.20"N , 72°51'4.09"E to the West of Division Konkan, Village Bandra East , Taluka Andheri , District Mumbai Suburban , PIN 400051 admeasuring 9054 sq.m area being developed by Kalpataru Properties Pvt. Ltd.

The Promoter has furnished to the undersigned the following:

1. The details of the project wrt the building 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 Buildings 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) Shri Atul Gulati as the Architect;
 - (ii) M/s Pravin Gala Consultants Pvt. Ltd as the Structural Consultant;
 - (iii) M/s Pankaj Dharkar & Associates as the MEP Consultant;
 - (iv) Shri Rajan. S. Mahajan 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 building of the aforesaid Real Estate Project, I certify that as on 30.04.17, the Percentage of Work done for 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	0%
2	3 no of Basement within the building footprint (RCC Works)	0%
3	1 no of Stilt /plinth (falling within the building footprint) (RCC Works)	0%
4	32 no of Slabs of Super Structure (RCC Works)	0%
5	Interior walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Interior Painting.	
a	Internal Walls – Brickwork	0%
b	Internal Plaster	0%
c	Flooring within the Flat	0%
d	Floorings with in the common area	0%
e 1	Doors in Flats	0%
e 2	Doors in Common area	0%
f 1	Windows In flats	0%
f 2	Windows in Common area	0%
g	Metal works	0%
h	Railing	0%
i	Internal Painting	0%
j	Internal Painting in common area	0%
6	Sanitary fittings & Electrical fittings within flat	
a	CP & Sanitary fittings within the flat/Premises	0%
b	Electrical fittings within flat	0%
c	Electrical Appliances	0%
7	Staircases, Lift wells & Lobbies, overhead and underground water tanks & Lift Machine Room	
a	Staircases (Excluding RCC), including Basement	0%
b	Lift wells & Lobbies, at each floor level	0%
c	Overhead and underground water tanks	0%
d	Lift machine room	0%
8	Internal + External plumbing, External Plaster, Elevation Feature , Terrace works, Water Proofing , External Painting	
a.	Internal Plumbing	0%

b.	External plumbing in Shaft	0%
c.	Terrace Looping	0%
d.	External plaster	0%
e.	Elevation feature / Fins	0%
f.	Terrace Landscape	0%
g.	Terrace Elevation (Above terrace works)	0%
h.	Water proofing in Flats	0%
i.	Water proofing in Other Areas	0%
j.	External Painting	0%
9	Lifts, pumps, Fire Fighting, Fire Alarm, BMS , Video Door Panel , Electrical fittings in common areas, Solar Panels, Entrance lobbies finishes. Electrical works, LV works, lightning arrestors , civil aviation lights, AC modular kitchen, Shower cubicles	
a.	Installation of lifts	0%
b.	Water pumps	0%
c.	Fire Fighting inside Flat	0%
d.	Fire fighting in Lobby	0%
e.	Fire fighting in Shaft	0%
f.	Fire Alarm	0%
g.	BMS	0%
h.	Electrical fitting to common areas	0%
i.	Solar Panels	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%

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

Sr. No.	Activities	Proposed (Yes or No)	Work compl etion (in %)
1	Internal Roads & footpaths		
a	Internal Roads	Yes	0%
b	Footpath (Pedestrian walkway)	Yes	0%
2	Water Supply (Main connection to UGT)		
a	Municipal water supply	Yes	0%
b	water supply work	Yes	0%
c	Pumps	Yes	0%
3	Sewerage lines, chambers, Septic tank, STP		
a	Sewerage lines & chambers	Yes	0%
b	Septic Tank	No	NA
c	STP	Yes	0%
4	Storm Water Drains (At ground level)	Yes	0%
5	Landscaping (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	Yes	0%
c	Swimming pool	Yes	0%
d	Fitness Centre	No	NA
8	Disposal of sewerage + Sullage with treatment		
a	Disposal of sewerage	Yes	0%
b	Sullage with treatment	No	NA

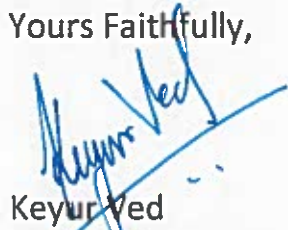
9	Solid waste mgmt. & Disposal	Yes	0%
10	Water conservation		
a	Water conservation	No	NA
b	RWH	Yes	0%
11	Energy management		
a	Solar Panels for lighting	Yes	0%
b	Solar Panels for water heating	Yes	0%
12	Fire protection & fire safety req.		
a	Fire Protection		
b	Fire Safety requirement	Yes	0%
13	Electric Meter Room , substation, Receiving station		
a	Electric Meter Room	Yes	0%
b	Substation	Yes	0%
c	DG	Yes	0%
14	All parking levels outside Building Footprint		
a	Shore piling	Yes	0%
b	Excavation Including Dewatering (excluding portion falling within building footprint)	Yes	0%
c	Retaining wall	Yes	0%
d	Common Basements (excluding portion falling within building footprint)		
d1	Structure, Masonry, Plaster (SMP) with foundation	Yes	0%
d2	Finishes	Yes	0%
d3	MEP	Yes	0%
d4	Stack parking	Yes	0%
e	Parking Tower (excluding portion falling within building footprint)		
e1	Structure /civil works with foundation	Yes	0%
e2	Facade	Yes	0%
e3	MEP	Yes	0%
e4	Puzzle parking	Yes	0%
15	Others: Compound wall, gates, gate houses, Bore wells, all parking levels other than below bldgs., , Temp works,		
a.	Compound walls	Yes	0%
b.	Gates	Yes	0%

c.	Gate houses	Yes	0%
d.	Signage	Yes	0%
e.	Bore wells	Yes	0%
f.	Entrance Portal	Yes	0%
g.	UG tank and Pump room	Yes	0%
h.	BMS & CCTV	Yes	0%
i.	Temporary Works	Yes	0%

The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for Wing A **consisting of 3 Basements + 1 Ground /Stilt+ 31 Floors (including 1 fire check floor)**

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,



Keyur Ved
Licensed Surveyor
License No : V/119/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,
Kalpataru Properties Pvt. Ltd,
101 Kalpataru Synergy,
Opp Grant Hyatt, Vakola
Santacruz (east) 400055.

Subject: Certificate of Percentage of Completion of Construction Work of 1 building having 3 wings A , B and C known as Kalpataru Magnus, which is defined as the "Project [Maha RERA Registration_ Number] situated on the Plot bearing CTS No. 629(part) of village Bandra East , demarcated by its boundaries 19°3'36.73" N, 72°51'6.32"E to the North , 19°3'33.33"N , 72°51'4.00"E to the South , 19°3'34.52"N , 72°51'6.78"E to the East , 19°3'35.20"N , 72°51'4.09"E to the West of Division Konkan, Village Bandra East , Taluka Andheri , District Mumbai Suburban , PIN 400051 admeasuring 9054 sq.m area being developed by Kalpataru Properties Pvt. Ltd.

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

(iv) Shri Rajan. S. Mahajan 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 building of the aforesaid Real Estate Project, I certify that as on 30.04.17, the Percentage of Work done for 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	0%
2	3 no of Basement within the building footprint (RCC Works)	0%
3	1 no of Stilt /plinth (falling within the building footprint) (RCC Works)	0%
4	32 no of Slabs of Super Structure (RCC Works)	0%
5	Interior walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Interior Painting.	
a	Internal Walls – Brickwork	0%
b	Internal Plaster	0%
c	Flooring within the Flat	0%
d	Floorings with in the common area	0%
e 1	Doors in Flats	0%
e 2	Doors in Common area	0%
f 1	Windows In flats	0%
f 2	Windows in Common area	0%
g	Metal works	0%
h	Railing	0%
i	Internal Painting	0%
j	Internal Painting in common area	0%
6	Sanitary fittings & Electrical fittings within flat	
a	CP & Sanitary fittings within the flat/Premises	0%
b	Electrical fittings within flat	0%
c	Electrical Appliances	0%
7	Staircases, Lift wells & Lobbies, overhead and underground water tanks & Lift Machine Room	
a	Staircases (Excluding RCC), including Basement	0%
b	Lift wells & Lobbies, at each floor level	0%
c	Overhead and underground water tanks	0%
d	Lift machine room	0%
8	Internal + External plumbing, External Plaster, Elevation Feature , Terrace works, Water Proofing , External Painting	
a.	Internal Plumbing	0%

b.	External plumbing in Shaft	0%
c.	Terrace Looping	0%
d.	External plaster	0%
e.	Elevation feature / Fins	0%
f.	Terrace Landscape	0%
g.	Terrace Elevation (Above terrace works)	0%
h.	Water proofing in Flats	0%
i.	Water proofing in Other Areas	0%
j.	External Painting	0%
9	Lifts, pumps, Fire Fighting, Fire Alarm, BMS , Video Door Panel , Electrical fittings in common areas, Solar Panels, Entrance lobbies finishes. Electrical works, LV works, lightning arrestors , civil aviation lights, AC modular kitchen, Shower cubicles	
a.	Installation of lifts	0%
b.	Water pumps	0%
c.	Fire Fighting inside Flat	0%
d.	Fire fighting in Lobby	0%
e.	Fire fighting in Shaft	0%
f.	Fire Alarm	0%
g.	BMS	0%
h.	Electrical fitting to common areas	0%
i.	Solar Panels	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%

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

Sr. No.	Activities	Proposed (Yes or No)	Work compl etion (in %)
1	Internal Roads & footpaths		
a	Internal Roads	Yes	0%
b	Footpath (Pedestrian walkway)	Yes	0%
2	Water Supply (Main connection to UGT)		
a	Municipal water supply	Yes	0%
b	water supply work	Yes	0%
c	Pumps	Yes	0%
3	Sewerage lines, chambers, Septic tank, STP		
a	Sewerage lines & chambers	Yes	0%
b	Septic Tank	No	NA
c	STP	Yes	0%
4	Storm Water Drains (At ground level)	Yes	0%
5	Landscaping (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	Yes	0%
c	Swimming pool	Yes	0%
d	Fitness Centre	No	NA
8	Disposal of sewerage + Sullage with treatment		
a	Disposal of sewerage	Yes	0%
b	Sullage with treatment	No	NA

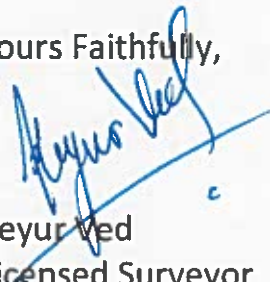
9	Solid waste mgmt. & Disposal	Yes	0%
10	Water conservation		
a	Water conservation	No	NA
b	RWH	Yes	0%
11	Energy management		
a	Solar Panels for lighting	Yes	0%
b	Solar Panels for water heating	Yes	0%
12	Fire protection & fire safety req.		
a	Fire Protection		
b	Fire Safety requirement	Yes	0%
13	Electric Meter Room , substation, Receiving station		
a	Electric Meter Room	Yes	0%
b	Substation	Yes	0%
c	DG	Yes	0%
14	All parking levels outside Building Footprint		
a	Shore piling	Yes	0%
b	Excavation Including Dewatering (excluding portion falling within building footprint)	Yes	0%
c	Retaining wall	Yes	0%
d	Common Basements (excluding portion falling within building footprint)		
d1	Structure, Masonry, Plaster (SMP) with foundation	Yes	0%
d2	Finishes	Yes	0%
d3	MEP	Yes	0%
d4	Stack parking	Yes	0%
e	Parking Tower (excluding portion falling within building footprint)		
e1	Structure /civil works with foundation	Yes	0%
e2	Facade	Yes	0%
e3	MEP	Yes	0%
e4	Puzzle parking	Yes	0%
15	Others: Compound wall, gates, gate houses, Bore wells, all parking levels other than below bldgs., , Temp works,		
a.	Compound walls	Yes	0%
b.	Gates	Yes	0%

c.	Gate houses	Yes	0%
d.	Signage	Yes	0%
e.	Bore wells	Yes	0%
f.	Entrance Portal	Yes	0%
g.	UG tank and Pump room	Yes	0%
h.	BMS & CCTV	Yes	0%
i.	Temporary Works	Yes	0%

The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for Wing B **consisting of 3 Basements + 1 Ground /Stilt+ 31 Floors (including 1 fire check floor)**

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

(iv) Shri Rajan. S. Mahajan 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 building of the aforesaid Real Estate Project, I certify that as on 30.04.17, the Percentage of Work done for 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	0%
2	3 no of Basement within the building footprint (RCC Works)	0%
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a	Internal Walls – Brickwork	0%
b	Internal Plaster	0%
c	Flooring within the Flat	0%
d	Floorings with in the common area	0%
e 1	Doors in Flats	0%
e 2	Doors in Common area	0%
f 1	Windows In flats	0%
f 2	Windows in Common area	0%
g	Metal works	0%
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i	Internal Painting	0%
j	Internal Painting in common area	0%
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a.	Internal Plumbing	0%

b.	External plumbing in Shaft	0%
c.	Terrace Looping	0%
d.	External plaster	0%
e.	Elevation feature / Fins	0%
f.	Terrace Landscape	0%
g.	Terrace Elevation (Above terrace works)	0%
h.	Water proofing in Flats	0%
i.	Water proofing in Other Areas	0%
j.	External Painting	0%
9	Lifts, pumps, Fire Fighting, Fire Alarm, BMS , Video Door Panel , Electrical fittings in common areas, Solar Panels, Entrance lobbies finishes. Electrical works, LV works, lightning arrestors , civil aviation lights, AC modular kitchen, Shower cubicles	
a.	Installation of lifts	0%
b.	Water pumps	0%
c.	Fire Fighting inside Flat	0%
d.	Fire fighting in Lobby	0%
e.	Fire fighting in Shaft	0%
f.	Fire Alarm	0%
g.	BMS	0%
h.	Electrical fitting to common areas	0%
i.	Solar Panels	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%

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

Sr. No.	Activities	Proposed (Yes or No)	Work compl etion (in %)
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c	Pumps	Yes	0%
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7	Community Building + Club House + Swimming Pool + Fitness center		
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b	Club House	Yes	0%
c	Swimming pool	Yes	0%
d	Fitness Centre	No	NA
8	Disposal of sewerage + Sullage with treatment		
a	Disposal of sewerage	Yes	0%
b	Sullage with treatment	No	NA

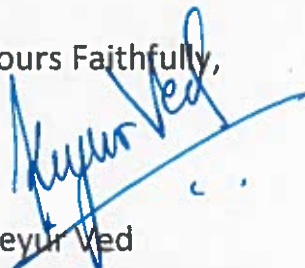
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d3	MEP	Yes	0%
d4	Stack parking	Yes	0%
e	Parking Tower (excluding portion falling within building footprint)		
e1	Structure /civil works with foundation	Yes	0%
e2	Facade	Yes	0%
e3	MEP	Yes	0%
e4	Puzzle parking	Yes	0%
15	Others: Compound wall, gates, gate houses, Bore wells, all parking levels other than below bldgs., , Temp works,		
a.	Compound walls	Yes	0%
b.	Gates	Yes	0%

c.	Gate houses	Yes	0%
d.	Signage	Yes	0%
e.	Bore wells	Yes	0%
f.	Entrance Portal	Yes	0%
g.	UG tank and Pump room	Yes	0%
h.	BMS & CCTV	Yes	0%
i.	Temporary Works	Yes	0%

The percentage worked out as above is based on the total proposed work, disclosed by the Promoter for Wing C consisting of **3 Basements + 1 Ground /Stilt+ 31 Floors (including 1 fire check floor)**

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,



Keyur Ved
Licensed Surveyor
License No : V/119/LS

