

Annexure 'D-4'  
FULL OCCUPATION CERTIFICATE



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2721/HE/PL/AP  
Date: **05 NOV 2020**

To,  
M/s. Gurukrupa Developers,  
4/58, Kamal Mansion,  
N.A.Azmi Marg, Colaba,  
Mumbai - 400 005.

**Sub :** Full OCC to wing 'A' of Sale Building no.2 upto 15<sup>th</sup> upper floors, full height + LMR + OHT (i.e. entire Sale building Wing 'A' to 'C') at S.R. Scheme on plot bearing C.T.S. Nos. 4091, 4091/1 to 37, 4097, 4097/1 to 5, 4090 A / 2 to 19 & 4090 B of Village Kolkalyan, Santacruz East, 'H/E' Ward, for slum portion under reg. 33(10) of DCR 1991 & for non slum portion under reg. 32 read with Appendix - VII of modified DCR 1991 for 'Amrut Manthan SRA CHS Ltd. & Shree Mahalaxmi SRA CHS Ltd'.

Ref: 1) Your letter dtd.19/08/2020  
2) Completion certificate of Architect dtd.30/07/2020  
3) Stability Certificate of Structural Engineer dtd.07/07/2020  
4) Completion certificate of Site Supervisor dtd.27/07/2020

Sir,

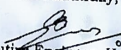
With reference to the above, the development work of wing 'A' i.e. 3 level basement + ground (pt.) & stilt(pt.) + 1<sup>st</sup> to 15<sup>th</sup> upper floors + LMR +OHT, full height (i.e. entire Sale building Wing 'A' to 'C') on above referred plot as shown in red colour on the plans submitted by you dtd. 19/08/2020 completed, under the supervision as per completion certificate dtd. 30/07/2020 of Architect Shri Samar Raut, having Lic. No. CA/2001/27420, as per stability certificate dtd. 07/07/2020 submitted by Structural Engineer Shri Girish Dravid having Lic. No. STR-D/59 and as per completion certificate dtd. 27/07/2020 of Site Supervisor Shri Ashok Dangle having Lic. No. D/233/SS-I may be occupied subject to the following conditions: -

1. That this permission is granted for occupation of sale wing 'A' for 59 nos. sale residential tenements.

2. That the certificate under Section 270A of B.M.C. Act shall be obtained from A.E. (W.W.) 'H/E' Ward of M.C.G.M.
3. That you shall submit the separate P.R. card for sub plots in words, within 6 months of issue of this occupation or before BCC whichever is earlier.
4. That you shall submit the conveyance deed for rehab component & sale component, within 6 months of issue of this occupation or before BCC whichever is earlier.
5. That you shall submit the entry in the P.R. Card for permanent right of way to slum dwellers building from the 6.00 mtr. wide access within 6 months of issue of this occupation or before BCC whichever is earlier.

Note: This permission is granted without prejudice to any action under M.R. & T. P. Act, 1966.

Yours faithfully,

  
Executive Engineer- H/E ward  
Slum Rehabilitation Authority

Annexure 'C-2'

RERA REGISTRATION CERTIFICATE



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

**FORM 'C'**

(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number :  
P61800006322

Project: **Primus Residences**, Plot Bearing / O.T.S / Survey / Final Plot No. 4087 Part of Village Korkaliyan of Andheri,  
Andheri, Mumbai Suburban, 400056;

1. **Bunakrupa Developers** having its registered office / principal place of business at Tehsil: Andheri, District:  
Mumbai Suburban, Pin: 400056.

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;  
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- o The Registration shall be valid for a period commencing from 06/08/2017 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasanti Prerananand Prabhu  
(Secretary, Maharashtra RERA)  
Date: 06/08/2017 9:30:42 PM

Dated: 06/08/2017

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

**Annexure 'E'**

**APARTMENT AND ALLOTTEE/S DETAILS**

Sr.		Particular															
1.	Project	"PRIMUS RESIDENCES" registered with the Real Estate Regulatory Authority at Mumbai bearing Registration No. P51800003522															
2.	Wing	'A'															
3.	Apartment	Apartment bearing No. 142, on 14th habitable Floor of the Project <b>Primus Residences</b> , admeasuring about; <table border="1"><thead><tr><th></th><th>Square Metres</th><th>Square Feet</th></tr></thead><tbody><tr><td>Carpet Area (RERA) of Apartment</td><td>59.75</td><td>643</td></tr><tr><td>Enclosed balcony/Utility area attached to the Apartment</td><td>1.73</td><td>19</td></tr><tr><td>Balcony (Open) area attached to the Apartment</td><td>2.84</td><td>31</td></tr><tr><td>Open Terrace area attached to the Apartment</td><td>0.00</td><td>0</td></tr></tbody></table>		Square Metres	Square Feet	Carpet Area (RERA) of Apartment	59.75	643	Enclosed balcony/Utility area attached to the Apartment	1.73	19	Balcony (Open) area attached to the Apartment	2.84	31	Open Terrace area attached to the Apartment	0.00	0
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Balcony (Open) area attached to the Apartment	2.84	31															
Open Terrace area attached to the Apartment	0.00	0															
4.	Parking Space/s	<b>1 (One)</b> vehicle parking spaces in the Project															
5.	Purchase Price	<b>Rs. 1,87,24,568/- (Rupees One Crore Eighty Seven Lakhs Twenty Four Thousand Five Hundred Sixty Eight Only)</b>															
6.	Date of Offer of Possession of the Apartment	<b>Ready for Possession</b>															
7.	Postal address of the Allottee/s	<b>1, Saurabh Building, Chakala Road, Near Sangam Cinema, Andheri (E), Mumbai - 400093, Maharashtra, India</b>															
8.	Postal address of the Promoter	<b>4/58, Kamal Mansion, N.A. Azmi Marg, Colaba, Mumbai - 400 005</b>															
9.	E-mail address of the Allottee/s.	<b>jkokne@gmail.com</b>															
10.	E-mail address of the Promoter.	<b>servicesupport@kalpataru.com</b>															
11.	Permanent Account Numbers of the Promoter	<b>AAFFG9588G</b>															
12.	Permanent Account Numbers of the Allottee/s	<b>Ms. Jyoti Kokne - CHEPK6609N</b>															