



The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,
Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017

FORM 1

(See Rule 5(1) (a)(ii))

ARCHITECT'S CERTIFICATE

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

Date: 28/07/2021

To

M/S MASTER BUILDERS & DEVELOPERS
Osia Commercial Arcade
C-405,406,407 SGPDA Mkt Cplx
Margao Salcete Goa 403601.


Subject:

Certificate of percentage of completion of construction work of 1 No. of Building of the the project – MASTER GLORY Situated on the plot bearing Chalta No. 39 of PTS No.22 Plot No , demarcated by its boundaries, by the plot of land bearing Chalta No. 38 of PTS No.22 to the North, by 15m Road bearing Chalta No. 14 of PTS No.22 to the South, by 6m Road bearing Chalta No. 13 of PTS No.15 to the East, by Chalta No. 38 of PTS No.22 to the West, of Margao Municipality, Salcete Taluka South-Goa District, PIN 403602 admeasuring 1240.00 sq. mts. area being developed by MASTER BUILDERS & DEVELOPERS

Ref: Goa RERA Registration Number – Applied for....

Sir,

I / We...Bipin Vernekar... have undertaken assignment as Architect / ~~Licensed Surveyor~~ of certifying percentage of Completion of Construction work of the ...only.....Building (s) /-.....Wings (s) of thephase of the Project, situated on the plot bearing PTS No./Survey No./Final Plot No Chalta No. 39 of PTS No.22 Plot No – of Margao Municipality-..... Village, Panchyat ...-.. Taluka Salcete District...SOUTHGOA..PIN ...403602...admeasuring 1240.00 sq. mts. area being developed by MASTER BUILDERS & DEVELOPERS.

 28/07/2021

1. Following technical professionals are appointed by Owner / Promoter:-


- (i) Shri. Bipin R. Vernekar as Architect;
- (ii) Shri. Arjun Salgaonkar as Structural Consultant

Based on Site Inspection, with respect to each of the building 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 of the Real Estate project as registered vide number.....under Goa RERA 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 – MASTER GLORY

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100%
2	Number of basement(s) and plinth	0%
3	Number of Podiums	NA
4	Stilt Floor	0%
5	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 /wings,	0%
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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 Certificate	0%

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**Table B****Internal & External Development Works in respect of the entire Registered Phase**

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Of Work Done	Details
1	Internal Roads and Footpaths'	YES	0	NA
2	Water Supply	YES	0	NA
3	Sewerage(chamber, Lines, Sewerage connection)	YES	0	NA
4	Storm Water Drains	YES	0	NA
5	Landscaping & Tree Planting	NO	0	NA
6	Street Lighting	YES	0	NA
7	Community Buildings (Society Office)	YES	0	NA
8	Treatment and Disposal of Sewage And Sullage water	NO	0	NA
9	Solid Waste Management & Disposal	NO	0	NA
10	Water Conservation , Rain water harvesting	NO	0	NA
11	Energy Management	NO	0	NA
12	Fire Protection And Fire safety Requirements	NO	0	NA
13	Electrical meter R room, Sub-station, Receiving station	NO	0	NA
14	Others (Option to Add more)	NO	0	NA

Your Faithfully


Architect Bipin Vernekar

B.Arch.

C-409,Osia Commercial Arcade,
SGPDA Market cplx. Margao Goa 403601.
Regd nos. CA/94/16984; T&CP/AR/0071/2010

Signature & Name (In Block

Letters) Of Architect

BIPIN R. VERNEKARLicense No. T&CP/Arch/0071/2010

Regd No: CA/94/16984