

Ref: TD/2018/6080

Date: 23.11.2018

ARCHITECT'S CERTIFICATE

To,
Regal Estate Developers
1st Floor, Sea Shell Arcade
Murrod Waddo, Candolim
Bardez, Goa.

Sub : Certificate of Percentage of Completion of Construction Work of Phase of Regal Hideaway 5 Villa ,Project (Registration No.) -Not Applicable situated on the Plot bearing Survey No. 231/8 demarcated by its boundaries
By property bearing Survey No. 231/6 & 229/2 to the North
By 231/11 to the South
By property bearing survey No. 231/6 & 231/11 to the East
By property bearing survey No. 229/2 to the West
of village **Candolim, Taluka of Bardez, District North Goa,**
PIN **403515**, admeasuring 1875.00 sq.mts. area being developed by
Regal Estate Developers

Sir,

I, Mr. Tulio De Sousa RIBA Chartered Architect have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project situate on the Plot bearing Survey No. 231 / 8 of village Candolim, Taluka of Bardez , District North Goa PIN 403515 admeasuring 1875.00sq.mts. area being developed by Regal Estate Developers. (Mr. Shelley Gonsalves)

Following technical professionals are appointed by Promoter :

- i. Shirish Kamat Structural Consultant
- ii. Ashish Kamble as Site Contractor
- iii. Tulio De Sousa as RIBA Chartered Architect

Based on Site Inspection, with respect to each of the Unit of the Project of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of work done for the Units of the Real Estate Project to be registered under 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**.

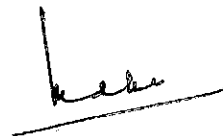


TABLE - A

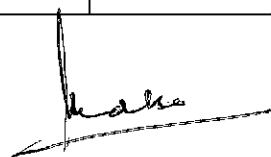
Phase of the Construction Of Villas

Sr. No.	Task/s Activity	Percentage of Work Done
1.	Excavation	100%
2.	Plinth	100%
3.	Slabs of Super Structure	100%
4.	Internal walls, Internal Plaster, Floorings within Villas / Premises Doors and Windows to each of the Villas / Premises	100%
5.	Sanitary Fittings within the Villas /Premises, Electrical Fittings within the Villas/Premises	100%
6.	Overhead and Underground Water Tanks	100%
7.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Villa	100%
8.	Installation of water pumps, Electrical fittings to Common Areas, electro, mechanical equipment, , plinth protection, paving of areas appurtenant to Building , compound wall and all other requirements as may be required to Obtain Occupation / Completion Certificate	100%

TABLE -B

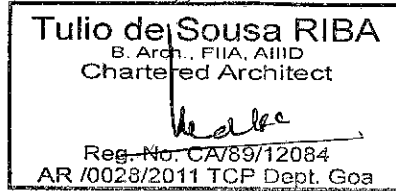
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	Yes	100%	
2.	Water Supply	Yes	well	
3.	Sewerage (chamber, lines) septic tank,	Yes Yes	100% 100%	
4.	Storm Water Drains	Yes	100%	
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting - Internal	Yes	100%	
7.	Community Buildings	No	----	
8.	Treatment and disposal of sewage and sullage water	Yes	100%	By Septic Tank
9.	Solid Waste Management & Disposal	No	-	-
10.	Water conservation, Rain water harvesting	No	-	-
11.	Energy Management	No	-	-



12.	Fire protection and fire safety requirements	No	-	-
13.	Electrical Transformer	Yes	100%	-
14.	Swimming Pool	Yes	100%	-

Yours faithfully,



Tulio de Sousa, RIBA
Chartered Architect
License / Reg No: COA/89/12084
AR/0028/2011/TCP Dept. Goa