



SAWANT & ASSOCIATES

ARCHITECTS - ENGINEERS - INTERIORS DESIGNERS

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FORM 1

ARCHITECT'S CERTIFICATE

Date: 31st January 2018

To,
Akar Infra & Realty,
Lake Plaza, Opp Nehru Stadium,
Fatorda, Margao,
Goa 403602

Subject: Certificate of Percentage of Completion of Construction Work of Row Villas on Plots No. 100 & 112 of the Project Akar Suburbia – Row Villas situated on the Plot bearing Survey No. 146/19 on Plot Nos. 100 & 112 demarcated by its boundaries 8m Wide Road to the North, 8m Wide Road to the South, 8m Wide Road to the East, 10m Wide Road to the West, under Cuncolim Municipality, Salcete taluka in the South Goa District admeasuring 3059.7 sq.mts. area being developed by Akar Infra & Realty.

Reference: Project Proposed for Goa RERA Registration

Sir,

We, M/s. Sawant & Associates, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project of Row Villas on Plots No. 100 & 112, situated on the Plot bearing Survey No. 146/19 on Plots No. 100 & 112 demarcated by its boundaries 8m Wide Road to the North, 8m Wide Road to the South, 8m Wide Road to the East, 10m Wide Road to the West, under Cuncolim Municipality, Salcete taluka in the South Goa District admeasuring 3059.7 sq.mts. area being developed by Akar Infra & Realty.

1. Following technical professionals are appointed by the Firm:-

- (i) M/s. Sawant & Associates as Architect;
- (ii) Shri Milind Hegde as Structural Consultant;

Based on Site Inspection, with respect to each of the Row Villas 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 Row Villas of the Real Estate Project, proposed to be registered under GoaRERA, 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
Row Villas 100-111 on Plot No. 100

Sr. No.	Tasks/Activity	Percentage of work done
1	2	3
1	Excavation	100%
2	Plinth	100%
5	Two number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	30%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%
9	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing,	15%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, 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	5%

TABLE A
Row Villas 112-123 on Plot No. 112

Sr. No.	Tasks/Activity	Percentage of work done
1	2	3
1	Excavation	100%
2	Plinth	90%
5	Two 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 water proofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, 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%

TABLE-B

Internal & External Development Works in Respect of the Row Villas 100-123 on plots No. 100 & 112

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No.)	Percentage of Work done	Details
1	2	3	4	5
1	Internal Roads & Foot paths	No	NA	No Internal Roads & Footpaths
2	Water Supply	Yes	0%	Internal Piping & plumbing to be done by Developer. Water to be supplied by PWD
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Soak Pits / Septic Tanks shall be provided by Developer.
4	Storm Water Drains	Yes	100%	Storm water drains already completed
5	Landscaping & Tree Planting	No	NA	No proposed landscaping and tree planting in the project
6	Street Lighting	No	NA	No street lighting within the project
7	Community Buildings	No	NA	No Community building within the project
8	Treatment and disposal of sewage and sullage water	No	NA	No treatment and disposal of Sewage within the scope of the project
9	Solid Waste management & Disposal	No	NA	Waste to be collected by Local Municipality
10	Water conservation, Rain water harvesting	No	NA	No water conservation, rain

				water harvesting within the scope of the project
11	Energy management	No	NA	No Energy within the scope of the project
12	Fire protection and fire safety requirements	No	NA	No Fire Fighting within the scope of the project
13	Electrical meter room, sub-station, receiving station	Yes	0%	Electrical Meters for Individual Row Villa to be provided by developer. Transformer Substation to be provided by Developer. Cabling till outside of project already completed.

Yours faithfully



MANISHA R. LOTLIKAR

(COA Reg No CA/2000/26100)

(Gor TCP Reg No AR/0004/2010)

For M/s. Sawant & Associates