

FORM 1
(See Rule 5 (1) (a) (ii))
ARCHITECT'S CERTIFICATE

To

Date: 18 March 2024

Jyoti Rath
PPA304, DLF Park Place,
DLF Park Drive, Gurgaon,
Haryana – 122009

Subject:

Certificate of Percentage of Completion of Construction Work of THE GROVE a of Residential Villas, Row Houses & Compound Wall situated on the Amalgamated Plot bearing Survey no. 1/15, 1/16, 1/17, & 1/18 .

1. 1/15 demarcated by its boundaries (latitude and longitude of the end points) bearing Survey no. 1/14 to the North Survey no. 1/2 i.e. footpath to the South Survey No. 1/16 to the East Survey No. 1/2 i.e. footpath and Survey no. 1/3 to the West.
2. 1/16 demarcated by its boundaries bearing Survey no. 1/4 the north , Road to the South Survey no. 1/17 to the east, and Survey no. 1/15 to the West,
3. Survey no. 1/17 demarcated by its boundaries Survey no. 1/4 to the North, Pathway road to the South, Survey no. 1/18 to the East and Survey no. 1/16 to the west.
4. Survey No. 1/18 demarcated by its boundaries bearing survey no. 1/4 to the North , Road to the South, Survey no. 1/17 to the East and Survey no. 1/15 to the west

of Ward BORVON, village panchayat Nachinola Taluka Bardez District North PIN-403508 admeasuring 3750.00 sq.mts. area being developed by Jyoti Rath.

Ref: Goa RERA Registration Number _____

Sir,

I, Jyoti Rath have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Subject Real Estate Project proposed to be registered under Goa RERA, being 4 Villas and 6 Apartments situated on the plot bearing Survey no. 1/15, 1/16, 1/17 & 1/18 of ward Borvon village panchayat Nachinola, taluka Bardez District North PIN 403508 admeasuring 3750 sq. mts. Area being developed by Mr Jyoti Rath

1. Following technical professionals are appointed by Owner / Promoter :-
 - i. M /s /Shri Jyoti Rath as L.S. / Architect;
 - ii. M /s /Shri Nikhil Nagade as Structural Consultant
 - iii. M /s /Shri Rohit Uchil as MEP Consultant
 - iv. M /s /Shri Nikhil Nagade as Quantity Surveyor*

Based on Site Inspection, with respect to each of the Building/Wing 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 each of the activity of the entire phase is detailed in Table B.

Table A

Building /Wing Number 10 (to be prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	60%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

Building /Wing Number: 1. Surgi

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

Building /Wing Number : 2. Meetai

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

Building /Wing Number : 3. Petaro

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

Building /Wing Number : 4. Augusto

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

Building /Wing Number : 5. Ramulo

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

Building /Wing Number : 6. Anvalli

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

Building /Wing Number : 7. Cirdo

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

Building /Wing Number : 8. Rozam

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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%

Building /Wing Number : 10. Kanher

(Prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	0%
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 / 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 entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed	Percentage of work done	Details
1	Internal Roads & Footpaths			
2	Water Supply			
3	Sewerage (Chamber, lines Septic Tank, STP)			
4	Storm Water Drains			
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Building			

Yours Faithfully
JYOTI RATH

(License No. CA/92/15073)