

ARCHITECT'S CERTIFICATE

Date: 20th February 2018

To,
Vaastu Estate Developers,
Off Road 12,
La Campala Colony,
Miramar
Goa

Subject : Certificate of Percentage of Completion of Construction Work of 2 No's. of Buildings of the 2nd Phase of the Project Vaastu Ribandar Foothills i.e Block 2/ Block 1-A situated on the Plot bearing Chalta No.8, 8A and 15 of P.T. Sheet No. 12 of Panaji City demarcated by its boundaries Chalta no.6 and 7 of P.T. Sheet no.12 to the North, Chalta no 17 of PT Sheet no 12 to the South, Chalta No. 6, 59, 74 and 17 of P.T. Sheet 12 to the East, Road and Chalta no.19, 18 and 22 of P.T. Sheet 12 to the West, of Ward17 and 18 of The Corporation of City of Panaji , Tiswadi Taluka North Goa District , Goa, PIN 403006 admeasuring 2330 sq mts out of total plot area of 6594 sq.mts. area being developed by Vaastu Estate Developers.

Ref: Goa RERA Registration Number : Applied

Sir,

I Yatin Pukhraj Jain have undertaken assignment as Architect to certify the Percentage of Completion of Construction Work of the Phase 2 Building(s) i.e Block 2/ Block1-A Situated on plot bearing Chalta No.8, 8A & 15 of P.T. Sheet no.12, of Ward no.17 & 18 Municipality of PANaji, Taluka Tiswadi, District North Goa PIN 403006 admeasuring 2330sq mts out of total plot area of 6594sq.mts. area being developed by M/s Vaastu Estate Developers.

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

- (i) Shri. Yatin Pukhraj Jain of Maya Design Goa as Architect;
- (ii) M/s Kuvelkar Salkar & Associates as Structural Consultant

Based on Site Inspection, with respect to each of the Buildings 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 NA 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.


YATIN PUKHRAJ JAIN
ARCHITECT

AR/0051/2012(T.C.P. GOA)

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Table A
Building: Vaastu Ribandar Foothills Block 2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	Plinth	100
3	number of Podiums	NA
4	Stilt Floor	90
5	5 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	65
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	15
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	15
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	40
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


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Table A
Building : Vaastu Ribandar Foothills Block 1-A

1	Excavation	0
2	Plinth	0
3	___ number of Podiums	NA
4	Stilt Floor	NA
5	2 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


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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 & Footpaths	Yes	40	Excavation, leveling, retaining walls, soling and ramming complete
2	Water Supply	Yes	0	
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	0	
4	Storm Water Drains	Yes	0	
5	Landscaping & Tree Planting	Yes	0	
6	Street Lighting	Yes	0	
7	Community Buildings	Yes	100	30% of the cost is considered for this phase
8	Treatment and disposal of sewage and sullage water	No	NA	
9	Solid Waste management & Disposal	Yes	0	Compost Pit and Garbage Bins
10	Water conservation, Rain water harvesting	No	NA	
11	Energy management	No	NA	
12	Fire protection and fire safety requirements	No	NA	Not Applicable
13	Electrical meter room, sub-station, receiving station	Yes	0	
14	Gym	Yes	100	30% Of the cost
15	Swimming Pool	Yes	0	
16	Generator	Yes	0	

Yours Faithfully,


 YATIN P. JAIN
 ARCHITECT

AR/0051/2012 (T.C.P. GOA)
 Ar. Yatin Pukhraj Jain

(License No AR/0051/2012 T.C.P. GOA)