



FORM 1

(see Rule 5(1)(a)(ii))

ARCHITECT'S CERTIFICATE

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

Date: 30/09/2022

To,
Isprava Vesta Private Limited
42A, First Floor, Impression House,
G. D. Ambekar Marg, Wadala
(West), Mumbai, Maharashtra-
400031.

Subject: Certificate of Percentage of Completion of Construction Work of "AURELIA VADDO" Vaddo Project (GoaRERA Registration Number PRGO09201200) situated on the 1) Plot bearing Survey No. 436/1-A-3 , of the larger property known as "BORDE CHIVA" or "KATE MUNAG CHIVAR", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, demarcated by its boundaries (latitude and longitude of the end points) By property surveyed under No. 436/1-A towards the North, By the road towards the South, By the road towards the East, By Property bearing Survey No. 436/1 towards the West situated at village AnJuna, Taluka Bardez, Dist North Goa, PIN 403509, admeasuring 2490 square meters and 2) Plot bearing Survey No. 436/1-A , of the larger property known as "BORDE CHIVA" or "KATE MUNAG CHIVAR", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, demarcated by its boundaries (latitude and longitude of the end points) By property surveyed under Survey No.440/1-A towards the North, By the remaining part of the property bearing Survey No. 436/1-A-3 towards the South, By property bearing Survey No. 436/1-A-1, 436/1-A-2 and by road towards the East, By Property bearing Survey No. 436/1 towards the West , situated at village Anjuna, Taluka Bardez, Dist North Goa, PIN 406509, admeasuring 1342 square meters being developed by Isprava Vesta Private Limited

Ref: Goa RERA Registration Number PRGO09201200

Sir,

Ms. Shabana Sayed, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of AURELIA VADDO, Vaddo Project (GoaRERA Registration Number PRGO09201200) situated on the Plot 1) Plot bearing Survey No. 436/1-A-3 , of the larger property known as "BORDE CHIVA" or "KATE MUNAG CHIVAR", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub- District of Bardez, District of North Goa, in the State of Goa, demarcated by its boundaries (latitude and longitude of the end points) By property surveyed under No. 436/1-A towards the North, By the road towards the South, By the road towards the East, By Property bearing Survey No. 436/1 towards the West situated at village Anjuna, Taluka Bardez, Dist North Goa, PIN 403509, admeasuring 2490 square meters and



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- 1) Plot bearing Survey No. 436/1-A , of the larger property known AS "BORDE CHIVA" or "KATE MUNAG CHIVAR", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration district of Bardez, District of North Goa, in the State of Goa, demarcated by its boundaries (latitude and longitude of the end POINTS) By property surveyed under Survey No. 440/1-A TOWARDS the North, By the remaining part of the property bearing Survey No. 436/1-A-3 TOWARDS the South, By property bearing Survey No. 436/1-A-1, 436/1-A-2 and by road towards the East, By Property bearing Survey No. 436/1 towards the west, situated at village Anjuna, Taluka Bardez, Dist North Goa, PIN-406509, admeasuring 1342 square meters being developed by Isprava Vesta Private Limited.

Following technical professionals are appointed by Owner / Promoter :-

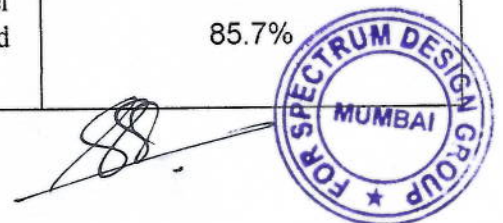
- (i) Smt. Ms. Shabana Sayed as L.S. / Architect;
- (ii) Shri .Hiten Mahimtura (Mahimtura Consultants) as Structural Consultant;
- (iii) M/s ASM Consultants as MEP Consultant;
- (iv) Shri Amol Shinde as Site Supervisor

Based on Site Inspection, with respect to each of the Villa 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 Villa of the Real Estate Project as registered vide number PRGO09201200 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/Wing Number (to be prepared separately for each Building/Wing of the Project)

Sr. No	Task/Activity	Percentage of work done
1	Excavation	100%
2	Number of plinth -7	85.7% (6/7)
3	Number of Podiums	NA
4	Stilt Floor	NA
5	Number of Slabs of Superstructure -14	42.8% (6/14)
6	Internal Walls, Internal Plaster, Floorings Within Flats/Premises, Doors and Windows to each of the Flat/Premises	49.2%
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	85.7%





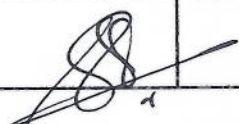
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9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	0%
10	Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, Protection, Paving of areas electro, Mechanical Equipment, Compliance to conditions of environment / CRZ NOC, Finishing to entrance Lobby/s, plinth appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	0%
11	Overall percentage of work completed	25.5%

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 ⁷	Yes	0%	
2	Water Supply	Yes	0%	
3	Sewerage (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 Flat	No		
8	Treatment and Disposal of Sewage And Sullage water	Yes	NA	
9	Solid Waste Management & Disposal	NO		
10	Water Conservation, Rain water Harvesting	Yes	0%	
11	Energy Management	NO		
12	Fire Protection And Fire safety Requirements	Yes	0%	
13	Electrical meter, R room, Sub-station, Receiving station, Panels	Yes	0%	



14	Others (Option to Add more)	No		
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Overall percentage completion on construction work :

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Shabana', written over a horizontal line.

MS. Shabana Sayed



Signature & Name (MS. SHABANA SAYED) of L.S./Architect
(License to/ Council of Architecture Reg. No - CA/2001 /28652)