

The Goa Real-estate (Regulation and Development) (Registration of Real-estate Projects, Registration of Real-estate Agents, Rates of Interest and Disclosures on Website) Rules 2017

FORM 1

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

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

To

Date: 02 December 2019

Al Mustafa Developers
3rd Floor, Off.No 02,
Nr. Municipal Market,
Panaji - Goa 400001

Subject: Certificate of Percentage of Completion of Construction work of 05 number of Villas and 01 number of building (Block A) of the project Vista De Paix situated on the Plot bearing Survey No. 404/4A demarcated by its boundaries:- Road to the North, Water drain and Survey No 404/6 to the south, 404/4 to the East and Survey No 404/3 to the West Located in Socorro Village Panchayat, North Goa district, 403521 admeasuring 1400 sqm area is being developed by Al Mustafa Developers.

Ref: Goa RERA Registration Number _____

Sir,

I, Sajiya Katvelia, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 05 Nos of Villa and 01 apartment block of the project Vista De Paix situated on the plot bearing Survey no 404/4A Village Panchayat Socorro, Taluka Bardez, District North Goa PIN 403521 admeasuring 1400 SqM area being developed by Al Mustafa Developers.

Following technical professionals are appointed by Owner/Promoter:-

- (i) M/s Sajiya Katvelia as Architect;
- (ii) Shri Amit Malik as Structural Consultant

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

TABLE A
05 Nos of Villa

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0
2	Plinth	0
3	Number of Podiums	NA
4	Basement	0
5	03 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Flooring 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 Well Island Lobbies at each Floor level connecting Staircases and Lifts, Over head and Underground Water Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas apartment to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	0

Building A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	Plinth	0
3	Number of Podiums	NA
4	Stilt Floor	0
5	03 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Flooring 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 Well Island Lobbies at each Floor level connecting Staircases and Lifts, Over head and Underground Water Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZNOC, 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 (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	Yes	0	
2.	Water Supply	Yes	0	
3.	Sewerage (chamber, lines, Septic Tank ,)	Yes	0	
4.	Storm Water Drains	Yes	0	
5.	Landscaping & Tree Planting	Yes	0	
6.	Street Lighting	Yes	0	
7.	Community Buildings	Yes	0	
8.	Treatment and disposal of sewage and sullage water	Yes	0	
9	Solid Waste management & Disposal	Yes	0	
10	Water conservation, Rain water harvesting	No		
11	Energy management	No		
12	Fire protection and fire safety requirements	No		
13	Electrical meter room, sub-station, receiving station	Yes	0	
14	Others (Option to Add more)			

Yours Faithfully



AR. SAJIYA KATVELIA

Sajiya Katvelia

CDA No. B. Arch : CA/2012/57789

Reg. No: AR/0014/2013