



**ARCHITECT'S CERTIFICATE**

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

Date: 28/04/2018.

To  
Miss. Priyanka Lotlikar.  
Plot 79, Housing Board colony,  
Gogol - Margao - Goa.

**Subject:** Certificate of percentage of completion of construction work of 1 No. of Buildings / 1 Wings (s) of the **DAMODAR- RUKHEMABAI TOWER** project (Goa RERA Registration Number \_\_\_\_\_) Situated on the plot bearing Chalta No. **93 & 94 (Part)** of P. T. Sheet No. **214** of **Comba - Margao - Goa**, demarcated by its boundaries (Latitude and longitude of the end points) by the property belonging to heirs of Subrai Natekar to the North; by Property of heirs of Govind Poi Raiturkar & Damu Kerkar, to the South by property of heirs Govind Poi Raiturkar to the East By the Public Road to the West of Margao in Municipal Council of Margao Salcete Taluka, South Goa District, PIN 403601, admeasuring **504.00 sq. mts.** area being developed by **Miss Priyanka Lotlikar**.

**Ref: Goa RERA Registration Number** \_\_\_\_\_

Sir,

I MR. RAJEEV M. SUKHTHANKER, have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the 1 No. of Buildings / 1 Wings of the **DAMODAR - RUKHEMABAI TOWER** project, situated on the plot bearing Chalta No. **93 & 94(Part)** of P. T. Sheet No. **214** of **Comba - Margao** of Taluka **Salcete** District **South - Goa** 403601 admeasuring **504.00** sq. mts. area being developed by **Miss. Priyanka Lotlikar**.

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

- (i) Shri. .... RAJEEV M. SUKHTHANKER ..... as Architect.
- (ii) Shri. ....DAMODAR V. SHANBHAG..... as Structural Consultant.
- (iii) Shri .....N. A .....as MEP consultant.
- (iv) Shri..... ANIL DESSAI..... as Site Supervisor.



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.....N/A..... 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 of the Project)**

Sr. No	Task/Activity	Percentage work done
1	Excavation	100%
2	Number of basement(s) and plinth	100%
3	Number of Podiums	100%
4	Stilt Floor	50%
5	Number of Slabs of Super Structure	NIL
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	NIL
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	NIL
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	NIL
9	The external plumbing and external Plaster, Elevation, completion of terraces with waterproofing of the building /wings,	NIL
10	Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common areas, electro, Mechanical Equipment's, 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.	NIL





**Table B**

**Internal & External Development Works in respect of the entire Registered Phase.**

<b>Sr. No</b>	<b>Common areas and Facilities, Amenities</b>	<b>Proposed (Yes/No)</b>	<b>Percentage of Work Done</b>	<b>Details</b>
<b>1</b>	Internal Roads and Footpaths'	YES	0	NA
<b>2</b>	Water Supply	YES	0	NA
<b>3</b>	Sewerage (chamber, Lines, Septic Tank, STP connection)	YES	0	NA
<b>4</b>	Storm Water Drains	YES	0	NA
<b>5</b>	Landscaping & Tree Planting	YES	0	NA
<b>6</b>	Street Lighting	YES	0	NA
<b>7</b>	Community Buildings	YES	0	NA
<b>8</b>	Treatment and Disposal of Sewage And Sullage water	YES	0	NA
<b>9</b>	Solid Waste Management & Disposal	NO	0	NA
<b>10</b>	Water Conservation, Rain Water harvesting	NO	0	NA
<b>11</b>	Energy Management	NO	0	NA
<b>12</b>	Fire Protection and Fire safety Requirements	YES	0	NA
<b>13</b>	Electrical meter room, Sub-station, Receiving station	YES	0	Transformer
<b>14</b>	Others (Option to Add more)	NO	0	NA

Yours Faithfully

**SHRI. RAJEEV M. SUKHTHANKER**  
**ARCHITECT**

**CA/91/14172, AR/0028/2010**

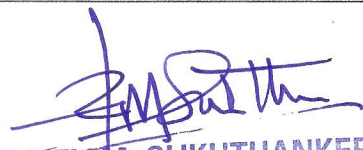
**RAJEEV M. SUKHTHANKER**  
B.ARCH (Bom) A.I.I.A.,  
**ARCHITECT**  
CA/91/14172 AR/0028/2010

### Project Details

Particulars	Remarks
Number of Garages	NIL
Area of recreational space (in Sq. Mts)	NIL
Total Area of Garages (in Sq. Mts)	NIL
Number of Open Parking	02
Total Area of Open Parking (in Sq. Mts)	31.00M2
Number of Covered Parking	14 CARS
Total Area of Covered Parking (in Sq. Mts)	323.95M2
Details of Architectural and Design Standards	R.C.C. framed Structure, laterite/Brick walls, Ceramic tile Flooring, Concealed wiring, wooden Doors & aluminum Windows, Plumbing with PVC pipes, Oil Bound Distemper/Cement paint finish.

### Project Architect Details

Particulars	Remarks
Architect Name	RAJEEV M. SUKHTHANKER
Email ID	archrajsuk@gmail.com
Address Line 1	F-I, FIRST FLOOR, FATIMA CHAMBERS, NEAR FATIMA CONVENT, MARGOA - GOA.
Address Line 2	F-I, FIRST FLOOR, FATIMA CHAMBERS, NEAR FATIMA CONVENT, MARGOA - GOA.
State	GOA
District	SOUTH-GOA
PIN Code	403601
Year of Establishment	1990
No. of Projects Completed	138 NOS. OF PROJECT
Value of Project Completed	Rs. 3,34,00,00,000/-

  
**RAJEEV M. SUKHTHANKER**  
B.Arch (Bom) A.I.A.,  
ARCHITECT  
CA/91/14172 AR/0028/2010

### Development Details

Particulars	Remarks
Type of Inventory (Plots/Flats/Shops/Villas/Others)	03 SHOPS IN BUILDING 14 FLATS IN BUILDING
Carpet Area (in Sq. Mts)	947.98 M2
Area of Exclusive Balcony/Verandah (in Sq. Mts)	235.80 M2
Area of Exclusive Open Terrace, if any (in Sq. Mts)	92.20 M2



**RAJEEV M. SUKHTHANKER**

B.ARCH (Bom) A.I.I.A.,

**ARCHITECT**

CA/91/14172 AR/0028/2010



**PROPOSED "DAMODAR-RAKHUMABAI TOWER" SHRI. SHANKAR DAMODAR  
LOTLIKAR & BROTHERS AT COMBA-MARGAO-GOA, ON CAHLTA NO.- 93 & 94(PART),  
P.T.SHEET NO.- 214.**

SR. NO.	FLAT/ SHOP/ VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ.MTS.	AREA OF EXCLUSIVE BALCONY IN SQ.MTS	AREA OF EXCLUSIVE TERRACE IN SQ.MTS	SOLD / UNSOLD
1	SHOP	1	17.25	-----	-----	UNSOLD
2	SHOP	2	18.91	-----	-----	UNSOLD
3	SHOP	3	17.25	-----	-----	UNSOLD
4	FLAT	101	63.79	8.66	-----	UNSOLD
5	FLAT	102	64.46	4.89	-----	UNSOLD
6	FLAT	201	63.79	8.66	-----	UNSOLD
7	FLAT	202	67.63	26.88	-----	UNSOLD
8	FLAT	301	63.79	8.66	-----	UNSOLD
9	FLAT	302	67.63	26.88	-----	UNSOLD
10	FLAT	401	63.79	8.66	-----	UNSOLD
11	FLAT	402	67.63	26.88	-----	UNSOLD
12	FLAT	501	63.79	8.66	-----	UNSOLD
13	FLAT	502	67.63	26.88	-----	UNSOLD
14	FLAT	601	44.38	5.93	22.20	UNSOLD
15	FLAT	602	67.63	26.88	-----	UNSOLD
16	FLAT	701	67.63	26.88	54.26	UNSOLD
17	FLAT	801	61.00	20.41	15.74	UNSOLD
<b>TOTAL</b>			<b>947.98</b>	<b>235.81</b>	<b>92.20</b>	