

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

ARCHITECT'S CERTIFICATE

Date: 22.02.2018

To

RAJ HOUSING DEVELOPMENT PVT.LTD.,
PONDA GOA

Subject: Certificate of percentage of completion of of Construction Work of Six Nos. of Building(s) of the 1st Phase of the Proposed Residential & Commercial Building Project For M/S. Raj Housing Development Pvt. Ltd. In Sub Div No 2, Survey No. 199 At Daag, Ponda - Goa. Demarcated by its boundaries on North by survey no. 203/15, 16, 17, 18, 19, 21, East by survey no. 200/3, West by survey no. 199/1 and South by Public Road of Ponda Taluka of South Goa District. 403401 PIN, admeasuring 3800.00 Sq.m. area being developed by M/S Raj Housing Development Pvt.Ltd., Ponda Goa

Ref: Goa RERA Registration Number _____ N.A. _____

Sir,

I Francis X. Fernandes have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the Proposed Residential & Commercial Building Project For M/S. Raj Housing Development Pvt. Ltd. In Sub Div No 2, Survey No. 199 At Daag, Ponda - Goa, South Goa District 403401 PIN admeasuring 3800.00 Sq.m. area being developed by M/S Raj Housing Development Pvt.Ltd., Ponda Goa

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

- (i) Mr. Francis Fernandes as Architect ;
- (ii) Mr. Ramesh Verekar as Structural Consultant
- (iii) _____ N.A. _____ as MEP Consultant
- (iv) _____ N.A. _____ 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.....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

Table A

Completion Progress for Building Block A

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	Not yet started
2	Number of basement(s) and plinth	Not yet started
3	Number of Podiums	N.A.
4	Stilt Floor	N.A.
5	Number of Slabs Of Super Structure	Not yet started
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	Not yet started
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	Not yet started
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	Not yet started
9	The external plumbing and external Plaster, Elevation , completion terraces with waterproofing of the building /wings,	Not yet started
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	Not yet started

Table A

Completion Progress for Building Block B

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	25 %
2	Number of basement(s) and plinth	Not yet started
3	Number of Podiums	N.A.
4	Stilt Floor	N.A.
5	Number of Slabs Of Super Structure	Not yet started
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	Not yet started
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	Not yet started
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	Not yet started
9	The external plumbing and external Plaster, Elevation , completion terraces with waterproofing of the building /wings,	Not yet started
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	Not yet started

Table A

Completion Progress for Building Block C

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s) and plinth	6 6%
3	Number of Podiums	N.A.
4	Stilt Floor	N.A.
5	Number of Slabs Of Super Structure	Not yet started
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	Not yet started
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	Not yet started
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	Not yet started
9	The external plumbing and external Plaster, Elevation , completion terraces with waterproofing of the building /wings,	Not yet started
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	Not yet started

Table A

Completion Progress for Building Block D

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s) and plinth	100 %
3	Number of Podiums	N.A.
4	Stilt Floor	N.A.
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	100 %
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	Not yet started
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	100 %
9	The external plumbing and external Plaster, Elevation , completion terraces with waterproofing of the building /wings,	Exernal plaster 100 %
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	Not yet started

Table A**Completion Progress for Building Block F**

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s) and plinth	100 %
3	Number of Podiums	N.A.
4	Stilt Floor	100 %
5	Number of Slabs Of Super Structure	60 %
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	28 % Internal walls 10 % Internal plaster
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	Not yet started
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	50 %
9	The external plumbing and external Plaster, Elevation , completion terraces with waterproofing of the building /wings,	Not yet started
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	Not yet started

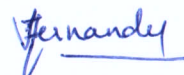
Table B

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'	YES	0	Not yet started
2	Water Supply	YES	0	Not yet started
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0	Not yet started
4	Storm Water Drains	YES	50 %	
5	Landscaping & Tree Planting	NO	0	NA
6	Street Lighting	NO	0	NA
7	Community Buildings	NO	0	NA
8	Treatment andDisposal ofSewage AndSullage water	YES	0	Not yet started
9	Solid WasteManagement & Disposal	NO	0	NA
10	WaterConservation , Rain water harvesting	NO	0	NA
11	Energy Management	NO	0	NA
12	Fire Protection And Fire safety Requirements	YES	0	Not yet started
13	Electrical meter R room, Sub-station, Receiving station	YES	0	Not yet started
14	Others (Option to Add more)	NO	0	NA

Yours Faithfully

Signature & Name Of Architect



ARCH. FRANCIS X. FERNANDES

License No. AR/0008/2010

C.O.A. Reg. No. CA/2001/28429

ARCHITECT
Francis X. Fernandes
(B.Arch, A.I.I.A, A.I.I.I.D)