

ARCHITECT'S CERTIFICATE

As on 30.06.2024

To,
S.M. Homes, through its sole Proprietress
Mrs. Bindu Jalan,
A2/2, New Horizon, D B Marg,
Miramar, Panaji, Goa. 403001.

Subject: Certificate of Percentage of Completion of Construction Work of Block B1, Block B2, Block B3, Block C1, Block C2, Block D1, Block D2, Block E1, Block E2, Block F1, Block F2, Block X, Block Y, Shop 1 and Shop 2 of the Project "Raghavan Green Valley", situated on the Property bearing Survey No. 45/9 demarcated by its boundaries (latitude and longitude of the end points) to the North: By village road; To the South: By Plot bearing Survey No. 43 (with developed public road); To the East: By Survey No. 44/1; To the West: By Sy. No. 45/9-A and Survey No. 45/8, situated at Village Socorro, Taluka Bardez, District North Goa, PIN: 403521, totally admeasuring 8700 sq.mts., being developed by S.M. Homes.

Sir,

I, **Mr. Raghav Jalan**, has undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Block B1, Block B2, Block B3, Block C1, Block C2, Block D1, Block D2, Block E1, Block E2, Block F1, Block F2, Block X, Block Y, Shop 1 and Shop 2 of the Project "Raghavan Green Valley"**, situated on the Property bearing Survey no.45/9, of Village Panchayat Socorro, Taluka Bardez, District North Goa. PIN 403521, totally admeasuring 8700sq.mts., being developed by **S.M. Homes**.

1. Following technical professionals are appointed by the Promoter:-

- (i) Mr. Raghav Jalan as Architect;
- (ii) Mr. Paresh Gaitonde as Structural Consultant
- (iii) Mr. Veeresh Balambeeda as Site Supervisor
- (iv) Joshi Engineering Consultancy as MEP Consultant

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 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 Block B1 of the Project “Raghavan Green Valley”.**

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	0 number of Podiums	n/a
4	Stilt Floor	100%
5	3number 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	100%
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 of terraces with waterproofing of the Building / Wing,	100%
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	50%

Building/Wing Number Block B2 of the Project “Raghavan Green Valley”.

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	0 number of Podiums	n/a
4	Stilt Floor	100%
5	3 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	80%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	50%
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 of terraces with waterproofing of the Building / Wing,	100%
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	50%



Building/Wing Number Block B3 of the Project “Raghavan Green Valley”.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	0 number of Podiums	n/a
4	Stilt Floor	100%
5	3 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	80%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	50%
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 of terraces with waterproofing of the Building / Wing,	100%
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	50%

Building/Wing Number Block C1 and C2 of the Project “Raghavan Green Valley”.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	0 number of Podiums	n/a
4	Stilt Floor	100%
5	6 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	100%
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 of terraces with waterproofing of the Building / Wing,	100%
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	100%



Building/Wing Number Block D1 and D2 of the Project “Raghavan Green Valley”.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	0 number of Podiums	n/a
4	Stilt Floor	100%
5	6 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	100%
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 of terraces with waterproofing of the Building / Wing,	100%
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	100%

Building/Wing Number Block E1 and E2 of the Project “Raghavan Green Valley”.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	0 number of Podiums	n/a
4	Stilt Floor	100%
5	6 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	30%
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	100%
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%



Building/Wing Number Block F1 and F2 of the Project “Raghavan Green Valley”.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	0 number of Podiums	n/a
4	Stilt Floor	100%
5	6number of Slabs of Super Structure	33%
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%

Building/Wing Number Block X of the Project “Raghavan Green Valley”.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	0 number of Podiums	n/a
4	Stilt Floor	100%
5	3 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	50%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	40%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	80%
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%



Building/Wing Number Block Y of the Project “Raghavan Green Valley”.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	0 number of Podiums	n/a
4	Stilt Floor	100%
5	3 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	50%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	40%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	80%
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%

Building/Wing Number Shop 1 and Shop 2 of the Project “Raghavan Green Valley”.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Plinth	100%
3	0 number of Podiums	N/A
4	Stilt Floor	100%
5	3 number of Slabs of Super Structure	1 slab 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	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	n/a
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	100%

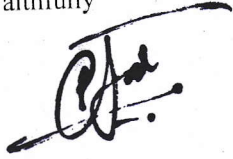


TABLE-B

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	50%	Excavation of road profile complete, Levelling and paving
2.	Water Supply	yes	100%	
3.	Sewerage (chamber, lines, Septic Tank , STP)	yes	100%	
4.	Storm Water Drains	yes	80%	
5.	Landscaping & Tree Planting	yes	70%	
6.	Street Lighting	yes	50%	
7.	Community Buildings	no	n/a	There is no separate building for community spaces
8.	Treatment and disposal of sewage and sullage water	no	100%	
9.	Solid Waste management & Disposal	no	n/a	
10.	Water conservation, Rain water harvesting	no	n/a	
11.	Energy management	no	n/a	
12.	Fire protection and fire safety requirements	yes	0%	Mandatory Requiremens shall be adhered to
13.	Electrical meter room, sub-station, receiving station	yes	100%	
14.	Common Swimming Pool	yes	100%	

Yours Faithfully



Arch. Raghav Jalan

B.Arch & AIIA

MBA - Indian School of Business

COA Reg. No: CA/2014/63268

TCP Reg No: AR/0016/2015

ARCH. RAGHAV JALAN
COA License NO: CA/2014/63268
TCP Reg. No.: AR/0016/2015