

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)

Date: 20th February 2018

To

Chowgule Real Estate and Construction Company Pvt. Ltd.
311 Casa Del Sol, Opp. Goa Marriott Hotel,
Miramar Panjim
Goa – 403001

Subject: Certificate of Percentage of Completion of Construction Work of Villa 2 No. of Building(s) / N.A. Wing(s) of the N.A Phase of the Project Casa De Monte situated on the Plot bearing PTS, Chalta No./Survey no./ Plot no 4, 5 s/n 66/1 demarcated by its boundaries by the property bearing survey no. 69/4 of the village of Salvador Do Mundo to the North by 8 meter wide internal road to the South by plot no. 3 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the East by plot. No 6 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the West, of Ward N.A. Municipality N.A., village panchayat Salvador Do Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 256.84 sq.mts. area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.

Ref: Goa RERA Registration Number _____

Sir,

I/ We Alpha Consultants have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Villa 2 Building(s) /N.A. Wing(s) of the N.A. Phase of the Project, situated on the plot bearing PTS, Chalta No./Survey no. / Plot no 4, 5 s/n 66/1 of Ward N.A. Municipality N.A., village / panchayat Salvodor - Do - Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 256.84 sq.mts. area being developed by Chowgule Real Estate and Construction Company Pvt. Ltd.

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

- M/s /Shri / Smt Alpha Consultants as Architect;
- M/s /Shri / Smt Alpha Consultants as Structural Consultant
- M/s /Shri / Smt Epithelial Engineering Consultants as MEP Consultant
- M/s /Shri / Smt Dileep Malik 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 B.

Table A

Building / Wing Number 2 (to be prepared separately for each Building / Wing of the Project)

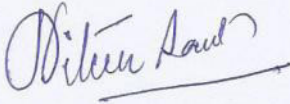
Sr. No.	Task Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	2 number of Podiums	100%
4	Stilt Floor	100%
5	3 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster flooring within flats/premises, doors and windows to each of the flat/premises	80%
7	Sanitary fittings within the flat/premises, electrical fittings within the flat/premises.	0%
8	Staircase, 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, firefighting fittings and equipment's: 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 area 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

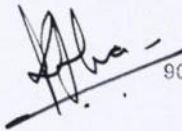
Sr. No	Common areas and facilities, amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal roads & footpaths.	Yes	0%	
2.	Water supply.	Yes	0%	
3.	Sewerage (chamber, lines, septic tanks, STP).	Yes	40%	Septic tank
4.	Storm water drains.	Yes	0%	
5.	Landscaping & Tree plantings.	Yes	0%	
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.	Yes	0%	
11.	Energy management.	Yes	0%	
12.	Fire protection and fire safety requirements.	Yes	0%	
13.	Electrical meter room, sub- station, receiving station.	Yes	0%	
14.	Others (Option to Add more)	N.A.	N.A.	

Yours Faithfully



Niteen Sant
 Consulting Engineer
 PWD/ENGER/148/88
 M.I.E, M; 43310
 TCP REG. NO. SE/0016/2011

Signature & Name (IN BLOCK LETTERS) of Architect
KABIR HIRA
 (License NO... MPDA/ARCH-40/2010-11/1056...)



KABIR HIRA
 Architecture & Int. Design
 906, Barton Centre, M.G. Road
 Bangalore - 560 001.

FORM-2

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Wing)

Date: 20th February 2018

To

Chowgule Real Estate & Construction Company Pvt. Ltd.
311 Casa Del Sol, Opp. Goa Marriott Hotel,
Miramar Panjim
Goa – 403 001

Subject: Certificate of Completion of Construction Work of Villa 2 Building / N.A. Wing of the Building of the project [Goa RERA Registration Number] situated on the Plot bearing PTS, Chalta No. / Survey no. / Plot no 4, 5 s/n 66/1 demarcated by its boundaries (latitude and longitude of the end points) By the property bearing survey no. 69/4 of the village of Salvador Do Mundo to the North by 8 meter wide internal road to the South by plot no. 3 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the East by plot. No 6 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the West, of Ward N.A. Municipality N.A., village panchayat Salvador Do Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 256.84 sq.mts. area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.

Sir,

I / We Alpha Consultants have undertaken assignment as Architect / Licensed Surveyor of certifying Completion of Construction Work of Villa 2 Building / N.A. Wing of the Building situated on the plot bearing PTS, Chalta No. / Survey no. / Plot no 4, 5 s/n 66/1 Ward N.A. Municipality N.A. village panchayat Salvador Do Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 256.84 sq.mts. Area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.

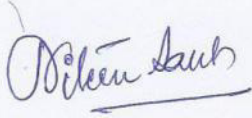
2. Following technical professionals are appointed by Owner / Promoter: -

- M/s /Shri / Smt Alpha Consultants as L.S. / Architect;
- M/s /Shri / Smt Alpha Consultants as Structural Consultant
- M/s /Shri / Smt Epithelial Engineering Consultants as MEP Consultant
- M/s /Shri / Smt Dileep Malik as Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my / our knowledge I / We hereby certify that Villa 2 Building / N.A. Wing of the Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The Villa 2 Building / N.A. Wing of the

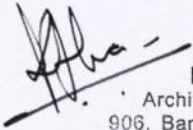
Building is granted Occupancy Certificate / Completion Certificate bearing number N.A.
dated _____ by _____ (Local Planning Authority)

Yours Faithfully



Niteen Sant
Consulting Engineer
PWD/ENGER/148/88
M.I.E, M; 43310
TCP REG. NO. SE/0016/2011

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect with (Licence No. **MPDA/ARCH-40/2010-11/1056**)
KABIR HIRA



KABIR HIRA
Architecture & Int. Design
906, Barton Centre, M.G. Road
Bangalore - 560 001.