

ARCH.GAURANG M SUCTANCAR
REGISTERED IN COUNCIL OF ARCHITECTURE UNDER NO.CA/96/20679
AND TOWN AND COUNTRY PLANNING UNDER NO.AR/0007/2015
HAVING OFFICE AT RISARA HOUSE, VASUDEV DEMPO MARG, TONCA,
CARANZALEM, GOA - 403002
OFFICE CONTACT NO: 0832-2493650/55

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 Regulation 5(1)(a)(ii)

ARCHITECT'S CERTIFICATE

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

To,
Risara Properties,
Risara House,
Vasudev Dempo Marg, Tonca,
Caranzalem, Goa-403002

Subject : Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s) of the ongoing Project under name and style "RISARA ELEGANTE" situated on the land bearing Survey no.71 of Sub-division no. 8, demarcated by its boundaries by property bearing Survey no 71/6 and 71/2 of Village Taleigao to the North, Partly by property bearing survey no. 71/3A and partly by property bearing survey no. 71/11 of Village Taleigao to the South, by proposed 10mts wide road and the property bearing survey no 71/3 and 71/3A of Village Taleigao to the East, by the property bearing Chalta no 6 of PTS no 144 of Panaji to the West , under the jurisdiction of Village Panchayat Taleigao, Taluka-Tiswadi, District- North Goa, PIN-403002,admeasuring 1938.00 sq.mts area being developed by Risara Properties.

Ref: Goa RERA Registration Number : Since it is a new registration, not applicable at this stage.

Sir,

I, Shri Gaurang Mangesh Suctancar have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work for the Subject Real Estate ongoing Project proposed to be registered under Goa RERA under name and style "RISARA ELEGANTE" situated on the land bearing Survey no.71 of Sub-division no. 8, falling under the jurisdiction of Village Panchayat Taleigao, Taluka-Tiswadi, District- North Goa, PIN-403002, admeasuring 1938.00 sq.mts area being developed by Risara Properties.

ARCH.GAURANG M SUCTANCAR
REGISTERED IN COUNCIL OF ARCHITECTURE UNDER NO.CA/96/20679
AND TOWN AND COUNTRY PLANNING UNDER NO.AR/0007/2015
HAVING OFFICE AT RISARA HOUSE, VASUDEV DEMPO MARG, TONCA,
CARANZALEM, GOA – 403002
OFFICE CONTACT NO: 0832-2493650/55

- 1) Following technical professionals are appointed by Risara Properties:-
- i. Shri Gaurang M Suctancar as Architect
 - ii. Shri Yogesh Bhobe as Structural Consultant
 - iii. Shri Ashok Joshi as Mechanical/ Plumbing Consultant
 - iv. Shri Anurag Walawalkar as Electrical Consultant
 - v. Shri Abbas Chaparband as Engineer cum Site Supervisor
- 2) Based on the Site Inspection, with respect to aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done of the said Project as registered vide number N.A under Goa RERA is as per table A herein below. The percentage of the Internal and External development work executed in respect to each of the activity in the said project is detailed in Table B.

Table A
List of Work carried out in respect of the said project (in % Percentage)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0
2	1 number of Basement(s) and Plinth (only RCC)	100
3	1 number of Podiums	100
4	1 Stilt Floor	100
5	9 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	47
7	Sanitary Fittings/Conduits within the Flat/Premises, Electrical Fittings/Conduits within the Flat/Premises	40
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks with finishing	62
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building	60

ARCH.GAURANG M SUCTANCAR

**REGISTERED IN COUNCIL OF ARCHITECTURE UNDER NO.CA/96/20679
AND TOWN AND COUNTRY PLANNING UNDER NO.AR/0007/2015
HAVING OFFICE AT RISARA HOUSE, VASUDEV DEMPO MARG, TONCA,
CARANZALEM, GOA – 403002
OFFICE CONTACT NO: 0832-2493650/55**

10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per Fire NOC, Electrical fittings to Common Areas; electro, mechanical equipment, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to Obtain Completion /Occupancy Certificate	10
----	--	----

TABLE-B

Internal & External Development Works in Respect of the Said Project

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1	Internal Roads/ Drive way &Footpaths	Driveway - Yes	85	RCC work has been completed. Only finishing is pending.
2	Water Supply	YES	0	(1) Not yet reached at that stage. However, same shall be applied by us on behalf of allottees on receiving the Occupancy Certificate from Taleigao Panchayat Office. (2) The Borewell Permissions has been obtained from Water Resources Department and Taleigao Panchayat. We are planning to commence with the work shortly.
3	Sewerage (chamber, lines, Septic Tank)	YES	0	Not yet reached at that stage. However, the sewage plumbing line of the building shall be connected to the main sewer line, once we get the Final NOC from the PWD (Sewage section)
4	Storm Water Drains	YES	5	Underconstruction stage
5	Landscaping & Tree Planting	YES	0	Not yet reached at that stage.
6	Street Lighting	YES	0	Not yet reached at that stage.
7	Community Buildings	NO	NA	NA

ARCH.GAURANG M SUCTANCAR

**REGISTERED IN COUNCIL OF ARCHITECTURE UNDER NO.CA/96/20679
AND TOWN AND COUNTRY PLANNING UNDER NO.AR/0007/2015
HAVING OFFICE AT RISARA HOUSE, VASUDEV DEMPO MARG, TONCA,
CARANZALEM, GOA – 403002
OFFICE CONTACT NO: 0832-2493650/55**

8	Treatment and disposal of sewage and Sullage water	NO	NA	NA
9	Solid Waste management & Disposal	YES		The area is allocated for the garbage collection on the approved site plan. The garbage bins shall be provided by the promoter and accordingly garbage will be collected by the contractor appointed by Taleigao panchayat office.
10	Water conservation, Rain water harvesting	NO	NA	Not applicable as water table is high
11	Energy management	YES	NA	Inorder to save electricity, we shall be providing LED lighting in all common areas, however the actual work will be started, once we reach at that stage.
12	Fire protection and fire safety requirements	YES	0	The Promoter is planning to start the fire system plumbing work soon.
13	Electrical meter room, sub-station, receiving station	YES	0	The Promoter has obtained the Load Approval for installation of 400 KW Transformer from the Chief Electrical Engineer Office.However the actual work will be started, once we reach at that stage.
14	Others (Option to Add more)			
	Swimming pool	Yes	0	Not yet reached at that stage.

Yours Faithfully,

GAURANG SUCTANCAR
B.ARCH. A.I.I.A
REG. No. COA.CA/96/20679
REG. No. TCP.AR/0007/2015

Mr. GAURANG M SUCTANCAR
(ARCHITECT)