



FORM1

(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: 09/05/2022.

To,
Shri. Seshgiri Anand Bene.
S-3, Louis E Nora Mansion A, 2nd Floor,
Opp. Padma Pharmacy, Near Padav Chapel,
Aquem – Margao – Goa.

Subject: Certificate of percentage of completion of construction work of 1 No. of Building / 1 Wing of the **“RAMNATH DAMODAR COMMERCIAL CENTRE”** project (Goa RERA Registration Number _____) Situated on the plot bearing Survey No. 24/4-C of Sirvoi Village of Quepem Taluka, Goa, demarcated by its boundaries (Latitude and longitude of the end points) by plot D of survey no.24/4 and 24/4A and part property bearing Survey no.24/4A to the North; by internal private road of 3.00 meters from the building Bene Plaza and part of Survey no. 24/4 and 24/4A to the South; by Road Leading From Tilamol to Zambaulim and part by area acquired by Quepem Municipal Council to the East; by plot E of Survey no. 24/4 and 24/4A to the West; of Quepem Municipal Council, Quepem Taluka, South Goa District, PIN 403705, admeasuring 861.00.00 sq. mts. area being developed by **Shri. Seshgiri Anand Bene.**

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 Nos. of Building / 1 Wing of the **“RAMNATH DAMODAR COMMERCIAL CENTRE”** project, situated on the plot bearing Survey No. 24/4-C of Quepem Municipal Council, Quepem Taluka, South Goa District, PIN 403705 admeasuring 861.00 sq. mts. area being developed by **Shri. Seshgiri Anand Bene.**

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

- (i) Shri. RAJEEV M. SUKHTHANKER as Architect.
- (ii) Shri. ABHAY U. KUNKOLIENKER as Structural Consultant.
- (iii) M/s/Shri/Smt. N/A as MEP consultant.
- (iv) Shri. MAHADEV VARMA 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 / Wing of the Project)

Sr. No	Task/Activity	Percentage of work done
1	Excavation.	0%
2	Number of basement(s) and plinth.	0%
3	Number of Podiums.	0%
4	Stilt Floor.	0%
5	Number of Slabs of Super Structure.	0%
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 / Wings.	0%
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.	0%

RAJEEV M. SUKHTHANKER
ARCHITECT

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	14 Nos.
Total Area of Open Parking (in Sq. Mts.)	210.00M.2
Number of Covered Parking	04 Nos.
Total Area of Covered Parking (in Sq. Mts.)	52.44 M.2
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, MARGAO - GOA.
Address Line 2	F-I, FIRST FLOOR, FATIMA CHAMBERS, NEAR FATIMA CONVENT, MARGAO - GOA.
State	GOA.
District	SOUTH-GOA
PIN Code	403601
Year of Establishment	1990
No. of Projects Completed	150 NOS. OF PROJECT
Value of Project Completed	Rs. 3,73,00,00,000/-

Development Details

Particulars	Remarks
Type of Inventory (Plots/Flats/Shops/Villas/Others)	Building = 17 Shops & 06 Nos. of Flats.
Carpet Area (in Sq. Mts.)	Building = 753.46M.2
Area of Exclusive Balcony/Verandah (in Sq. Mts.)	Building = 143.84M.2
Area of Exclusive Open Terrace, if any (in Sq. Mts.)	4.65M.2.


RAJEEV M. SUKHTHANKER
 B.ARCH (Bom) A.I.A.,
 ARCHITECT
 C/VG1/14172 AR/0028/2010

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	NA
2	Water Supply	YES	0	NA
3	Sewerage (chamber, Lines, Septic Tank, STP)	YES	0	NA
4	Storm Water Drains	YES	0	NA
5	Landscaping & Tree Planting	YES	0	NA
6	Street Lighting	YES	0	NA
7	Community Buildings	NO	0	NA
8	Treatment and Disposal of Sewage and Sullage water	YES	0	NA
9	Solid Waste Management & Disposal	YES	0	NA
10	Water Conservation, Rain Water harvesting	NO	0	NA
11	Energy Management	NO	0	NA
12	Fire Protection and Fire safety Requirements	NO	0	NA
13	Electrical meter R room, Sub - station, Receiving station	YES	0	NA
14	Others (Option to add more)	NO	0	NA

Yours Faithfully



SHRI. RAJEEV M. SUKHTHANKER
ARCHITECT

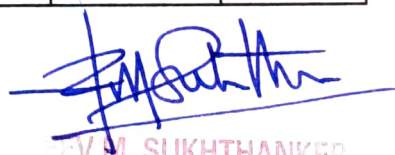
COA REG. NO. CA/91/14172,
T & C P (GOA) REG. NO. AR/0028/2010

RAJEEV M. SUKHTHANKER

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

**PROPOSED "RAMNATH DAMODAR COMMERCIAL CENTRE"
AT SIRVOI - QUEPEM - GOA.**

SHOP.NO	RERA CARPET	BALCONY	TOTAL RERA AREA	S.B.U. AREA	TERRACE
UPPER GROUND FLOOR					
LG-001	31.02			35.02	
LG-002	21.48			24.25	
LG-003	16.47			18.59	
LG-004	12.69			14.33	
LG-005	12.69			14.33	
LG-006	9.48			10.7	
LG-007	12.69			14.33	
LG-008	12.14			13.7	
TOTAL	128.66	0	0	145.25	0
LOWER GROUND FLOOR					
UG-001	35.86	5.45	41.31	49.44	
UG-002	48.13	8.59	56.72	67.83	
UG-003	36.32	0	36.32	43.69	
UG-004	38.9	8.94	47.84	57.12	
UG-005	20.47	4.5	24.97	29.83	
UG-006	48.3	17.17	65.47	77.96	
TOTAL	227.98	44.65	272.63	325.87	0
		0	0		0
FIRST FLOOR					
F-101	24.56	4.87	29.43	34.94	0
F-102	20.18	4.69	24.87	29.53	0
F-103	20.18	4.87	25.05	29.74	0
F-104	72.82	18.89	91.71	108.88	0
F-105	71.33	18.26	89.59	106.36	4.65
F-106	17.28	5.13	22.41	26.61	0
TOTAL	226.35	56.71	283.06	336.06	4.65
SECOND FLOOR					
S-201	65.58	14.43	80.01	96.65	0
S-202	71.42	18.89	90.31	109.09	0
S-203	33.47	9.16	42.63	51.5	0
TOTAL	170.47	42.48	212.95	257.24	0
Grand Total	753.46	143.84	768.64	1064.42	4.65



REV. M. SUKHTHANKER

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