

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: 20.02.2018

To
Mr. Anthony Cedric Dias,
Proprietor,
Prime Builders,
2nd Floor, Prime Corner,
Vasco da Gama,
Goa - 403802

Subject : Certificate of Percentage of Completion of Construction Work of 1 (one) No. of Building of the Single Phase of the Project "The Miguel-Prime Residency" situated on the two amalgamated Plots bearing Survey nos. 1/1-D and 1/1-E demarcated by its boundaries to the North; by Plot No. 14 bearing Survey No. 1, sub-division No. 1, to the South; by land belonging to Comunidade of Sancoale bearing Survey No. 1 sub-division nos. 1 and 2, to the East; by strip of open land and thereafter by road leading to Bogmalo Village and to the West; by 6.00 mtrs. wide sub-division road of Ward 3, Village Panchayat of Chicalim, Mormugao Taluka, South Goa District, PIN 403801 admeasuring 1269 sq.mts. area being developed by Mr. Anthony Cedric Dias, Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama, Goa

Ref: Goa RERA Registration Number **(Fresh Application)**

Sir,

I Mr. Anand Prakash have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1 (one) Building of the Single Phase of the Project,



Ar. Anand Prakash
CA/2001/28028
B.Arch (Goa University)
M.CAD-CAM (IMS CAD CAM CENTRE)
AR/0096/2011

situated on the two amalgamated Plots bearing Survey nos. 1/1-D and 1/1-E of Ward 3, Village Panchayat of Chicalim, Mormugao Taluka, South Goa District, PIN 403801 admeasuring 1269 sq.mts. area being developed by Mr. Anthony Cedric Dias, Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama

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


- (i) Smt. Karen S. Rodrigues as Architect ;
- (ii) Shri A. Olavo Carvalho as Structural Consultant
- (iii) M/s /Shri / Smt --- as MEP Consultant
- (iv) M/s /Shri / Smt --- 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 of the Real Estate Project as registered vide number Fresh Application under GoaRERA 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 Number 1 (to be prepared separately for each Building / Wing of the Project)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	No. of basement and plinth	100%
3	Number of Podiums	N/A
4	Stilt Floor	100%
5	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	88%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	80%
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%


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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	67%
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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

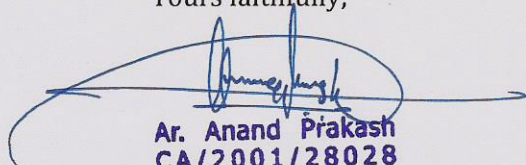
Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	YES	50%	Soling done, fixing of pavers are left
2	Water Supply	YES	80%	Internal plumbing lines are completed. Connection to main line remains to be done-
3	Sewarage (chamber, lines, Septic Tank, STP)	YES	90%	Septic tank and soak pit constructed. Connection to building lines remains.
4	Storm Water Drains	YES	10%	Work in progress-
5	Landscaping & Tree Planting	NO	-	-
6	Street Lighting	NO	-	-
7	Community Buildings	NO	-	-
8	Treatment and disposal of sewage and sullage water	NO	-	-



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9	Solid Waste management & Disposal	NO	-	-
10	Water conservation, Rain water harvesting	NO	-	-
11	Energy management	NO	-	-
12	Fire protection and fire safety requirements	NO	-	-
13	Electrical meter room, sub-station, receiving station	YES	60%	Fixing of electrical meter panel and erection of transformer centre in progress
14	Others (Option to Add more)			

Yours faithfully,


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