



Arch. Sandeep Sawant

12, 2nd Floor, Apna Bazaar, Vasco-da-Gama, Goa - 403 802.
Mob.: +91 9422437202 E-mail: sandune_ss@yahoo.com

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

Date: 04/01/2023

To
Mr. Milind S. Subhedar,
MD 25, Housing Board Colony,
Baina, Vasco-Da-Gama, Goa

Subject : Certificate of Percentage of Completion of Construction Work of 02 No. of Buildings of the Project Magnificia situated on the Plot bearing Survey no. 178/1-A-L, Plot no. A demarcated by its boundaries by plot no. 13 of the same property to the North, by national highway to the South, by 6 meter wide road & plot no. 8 & 9 of the same property to the East, by property bearing sy no. 178/1 to the West, Village Panchayat Sancoale, Taluka Mormugao, District South Goa, Pin 403726 admeasuring 1948.25 sqmtrs area being developed by Mr. Milind S Subhedar proprietor of M/s Siddharth Constructions

Ref: Goa RERA Registration Number PRGO01225130

Sir,

I, Mr. Sandeep Sawant have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 02 Building of the Project, situated on the plot bearing Survey no. 178/1-A-L, Plot no. A, Village Panchayat Sancoale, Taluka Mormugao, District South Goa, Pin 403726, admeasuring 1948.25 sqmtrs area being developed by Mr. Milind S. Subhedar.

1. Following technical professionals are appointed by Owner / Promoter :-
- (i) Shri. Sandeep Sawant as Architect ;
 - (ii) Shri. Deepak Ghorpade as Structural Consultant
 - (iii) Shri. ----- as MEP Consultant
 - (iv) Shri. ----- 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 **PRGO01225130** 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 No. A

Sr No	Tasks / Activity	Percentage of Work Done
1	Excavation	100%
2	0 number of Basement(s) and 1 Plinth	100%
3	number of Podiums	0%
4	Stilt Floor	100%
5	5 number of Slabs of Super Structure	80%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
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	60%
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 No. B

Sr No	Tasks / Activity	Percentage of Work Done
1	Excavation	100%
2	0 number of Basement(s) and 1 Plinth	100%
3	number of Podiums	0%
4	Stilt Floor	100%
5	5 number of Slabs of Super Structure	80%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%
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	60%
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%

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 Tank, STP)	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	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	No	-	
10	Water conservation, Rain water harvesting			
11	Energy management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub-station, receiving station			
14	Others (Option to Add more)			

Yours Faithfully


SANDEEP J. SAWANT

C. O. A. Reg. No. CA/97/21670

Reg. No. AR/0009/2010

P.W.D. Reg. No. P.W.D./ARCH/193/97

ARCHITECT/INTERIOR DESIGNER

MPDA, Arch/80