

Sunil M. Sardesai & Associates
ARCHITECTS

FORM 1
ARCHITECT'S CERTIFICATE

Date : 18/03/2025

To,
Madkaikar Realtors Pvt. Ltd.
4th Floor, Mathias Plaza,
Panaji Goa.

Subject : Certificate of Percentage of Completion of Construction Work of Chaitanya Valley of building C phase I of the Project situated on the Plot bearing survey no. 25/1A of Corlim Village Panchayat, Corlim, Taluka Tiswadi North Goa Pin Number 403110, admeasuring 1568.40 sq. mts. (Buil. up area) of being developed by Madkaikar Realtors Pvt. Ltd.

Ref. Goa RERA registration Number PRGO09180263.

Sir,

I Arch Narayan M. Sardesai, Reg No. AR/0024/2010, have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of Chaitanya Valley of Building(s)/ C of the Phase I of the Project, situated on the plot bearing Survey no 25/1A of Corlim village Panchayat, Corlim Taluka Tiswadi District North Goa.

PIN 403110 and admeasuring 1568.40 sq. mts. area being developed by Madkaikar Realtors Pvt. Ltd.

1. Following technical professionals are appointed by Owner

- (i) Shri. Narayan M. Sardesai of Sunil Sardesai & Associates as Architects.
- (ii) Shri. Paresh Gaitonde as Structural Consultant
- (iii) M/s. Arshaya Marine & Classic Electricals & Babu B. As MEP Consultants.
- (iv) Shri. Rahul Naik as Site Supervisor

Based on Site Inspection, with respect to each building of the work done for the Building of the Real Estate Project as registered vide number PRGO09180263, 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 C Chaitanya Valley Phase I

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Plinth	Plinth
3	number of Podium	-
4	Stilt Floor	Nil
5	3 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats, Doors and Windows to each of the Flat	100%
7	Sanitary Fittings within the Flats, Electrical Fittings within the Flats	95%
8	Staircases, Lift 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.	100%
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 as per CRZ NOC, Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate.	

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

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	100%	
2.	Water Supply	Yes	100%	
3.	Sewerage (chamber, lines, Septic Tank , SIP)	Yes	100%	
4.	Storm Water Drains	Yes	100%	
5.	Landscaping & Tree Planting	Yes	-	
6.	Street Lighting	Yes	100%	
7.	Community Buildings	No	-	
8.	Treatment and disposal of sewage and sullage water	No	100%	
9.	Solid Waste management & Disposal	No	-	
10.	Water conservation, Rain water harvesting	Yes	-	
11.	Energy management	No	-	
12.	Fire protection and fire safety requirements	No	-	
13.	Electrical meter room, sub-station, receiving station	Yes	100%	
14.	Others	-		

Yours Faithfully

N. M. Sardesai
ARCHITECT (CA/91/14316)

For, Sunil M. Sardesai & Associates

Arch. N. M. SARDESSAI

Reg. No. AR/0024/2010

COA: CA/91/14316

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