

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:31/01/2018

To
M/s Alcon Constructions (Goa) Pvt. Ltd.
1st floor, Velho Building,
Near Municipal Garden,
Panaji - Goa,

Subject : Certificate of Percentage of Completion of Construction Work of 4 No. of Buildings of Phase- I of the Project Estrela situated on the Plot bearing Survey no. 112/1 & 112/2(pt.) demarcated by its boundaries to the North : balance portion of the survey no. 112 ; to the South : Panaji City ; to the East : property bearing survey no. 113/2; to the West : balance portion of the survey no. 112 ; of Village Panchayat of Taleigao, Taluka Tiswadi, District North Goa PIN 403 002, admeasuring 6,595.00 sq.mts. area being developed by M/s Alcon Constructions (Goa) Pvt. Ltd. [Promoter's Name]

Ref: Goa RERA Registration Number _____

Sir,

I/ We Andrew N Fernandes have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 'Block-I, Block-II, Block-III, Block-IV of Phase- I' of the Project Estrela , situated on the plot bearing Survey no. 112/1 & 112/2 (pt.) of Village Panchayat of Taleigao, Taluka Tiswadi District North Goa PIN 403 002, admeasuring 6,595.00 sq.mts. area being developed by M/s Alcon Constructions (Goa) Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Mr. Andrew N Fernandes as Architect;
 - (ii) Mr. Abhay U Kunkolienkar as Structural Consultant;
 - (iii) Mr. Ashok Joshi as MEP Consultant;
 - (iv) Mr. Rohit Nagarsenkar as Project Manager;



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 _____ 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 bearing Number: 'Block I of Phase- I' in the project named 'Estrela'.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>1</u> number of Basement(s) and Plinth	46%
3	<u>Nil</u> number of Podiums	NA
4	Stilt Floor	60%
5	<u>9</u> number of Slabs of Super Structure	77%
6	Internal walls, Internal Plaster,	37%
	Floorings within Flats/Premises,	2%
	Doors and Windows to each of the Flat/Premises	2%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0.031%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	63%
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 A

Building bearing Number: 'Block II of Phase- I' in the project named 'Estrela'.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>1</u> number of Basement(s) and Plinth	46%
3	<u>Nil</u> number of Podiums	NA
4	Stilt Floor	60%
5	<u>9</u> number of Slabs of Super Structure	77%
6	Internal walls, Internal Plaster,	37%
	Floorings within Flats/Premises,	2%
	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	63%
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 A

Building bearing Number: 'Block III of Phase- I' in the project named 'Estrela'.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>1</u> number of Basement(s) and Plinth	46%
3	<u>Nil</u> number of Podiums	NA
4	Stilt Floor	60%
5	<u>9</u> number of Slabs of Super Structure	33%
6	Internal walls, Internal Plaster	0%
	Floorings within Flats/Premises,	0%
	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	20%
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 ABuilding bearing Number: '**Block IV of Phase- I**' in the project named '**Estrela**'.

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>1</u> number of Basement(s) and Plinth	46%
3	<u>NA</u> number of Podiums	NA
4	Stilt Floor	60%
5	<u>9</u> number of Slabs of Super Structure	33%
6	Internal walls, Internal Plaster,	0%
	Floorings within Flats/Premises,	0%
	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	20%
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, Amenties	Proposed(Yes /No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	Laying of pipelines, Construction of Sump tank, and pump room.
3.	Sewarage (chamber, lines, Septic Tank , STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	Solar Street Lighting
7.	Community Buildings	YES	30%	
8.	Treatment and disposal of sewage and sullage water	YES	0%	
9.	Solid Waste management & Disposal	YES	0%	
10.	Water conservation, Rain water harvesting	YES	0%	
11.	Energy management	YES	0%	Solar water heating system (Preheating)
12.	Fire protection and fire safety requirements	YES	0%	
13.	Electrical meter room, sub-station, receiving station	YES	0%	
14.	Others (Option to Add more)		0%	

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) of Architect

c(License NO.)

ANDREW N. FERNANDES
ARCHITECT
CA/82/7022,
AR/0092/2010