

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

To,

Date: June 30'2019

**Isprava Vesta Private Limited
42A, First Floor, Impression House,
G. D Ambekar Marg, Wadala (West),
Mumbai, Maharashtra- 400031.**

Subject: Certificate of Percentage of Completion of Construction Work of "Castello Vaddo" Villa Project (6 Villas) (GoaRERA Registration Number) situated on the Plot bearing Survey No. 153/21, of the larger property known as "MANCHO VAL" or "VALLE", bearing Old Cadastral Survey No 862 and demarcated by its boundaries (latitude and longitude of the end points) On or towards the North by the drain of monsoon waters and property surveyed under no 153/34, On or towards the South by Survey Nos. 154/34, 35, 36 and 37, On or towards East by the Survey No. 153/22 and, On or towards West by Survey no. 153/20, of Division Bardez, Village Assagao, Taluka Bardez, Dist North Goa, PIN 403507 admeasuring 3000 Sq. Mtrs, area being developed by Isprava Vesta Private Limited.

Sir,

I Ms Sapna Thanawala, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of Castello Vaddo, Villa Project (6 Villas) (GoaRERA Registration Number) **situated on the Plot bearing Survey No. 153/21, of the larger property known as "MANCHO VAL" or "VALLE", Village Assagao, Taluka Bardez, Dist North Goa, PIN 403507, admeasuring 3000 Sq. Mtrs area being developed by Isprava Vesta Private Limited**

Following technical professionals are appointed by Owner / Promoter :-

- (i) Smt Sapna Thanawala as L.S. / Architect;
- (ii) Shri Dattaprasad Shetkhalap as Structural Consultant;
- (iii) M/s Beratung Consultants Private Limited as MEP Consultant;
- (iv) Shri Ranjit Latukar as Site Supervisor

Based on Site Inspection, with respect to each of the Villa 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 Villa of the Real Estate Project as registered vide numberunder 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.



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Henry Road, Colaba,
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Table A

Castello Vaddo Project

Sr. No.	<u>Task/Activity</u>	<u>Percentage of work done</u>
1	Excavation	33%
2	Number of basement(s) and plinth	17%
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, Protection, Paving of areas electro, Mechanical Equipments, Compliance to conditions of environment / CRZ NOC, Finishing to entrance Lobby/s, plinth appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	0

Overall Completion of the Project

5%

Sapretharawal

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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 and 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 Flat	yes	0	
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	
12	Fire Protection And Fire safety Requirements	yes	0	
13	Electrical meter R room, Sub-station, Receiving station, Panels	yes	0	
14	Others (Option to Add more)	yes	0	

Yours Faithfully

STARC
15, Jenkins House
Henry Road, Colaba,
MUMBAI - 400 001.

Sapnitharwad

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(License No.....) COA Registration number (.....)

CA/90/13509