



FORM1

(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: 05/05/2020.

To,
Nirmal Estates
Shop No. F-23, Nirmal Residency,
Tilamol - Quepem - Goa.

Subject: Certificate of percentage of completion of construction work of 01 no. of Building / --- Wings of the "**NIRMAL VALLEY**" project (Goa RERA Registration Number _____) Situated on the plot bearing Survey No. 122/1-H of Xeldem Village, demarcated by its boundaries (Latitude and longitude of the end points) by the remaining part of the same property to the North; by 10.00 mts. Wide reserved road of the same property to the South; by the P.W.D. road to the East; by remaining part of the same property to the West; of Xeldem village panchayat, Quepem Taluka, South Goa District, PIN 403705, admeasuring 911.00 sq. mts. area being developed by **Nirmal Estates**.

Ref: Goa RERA Registration Number _____

Sir,

I MR. RAJEEV M. SUKHTHANKER, have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the 01 No. of Building / -- Wings of the "**NIRMAL VALLEY**" project, situated on the plot bearing Survey no. 122/1-H of Xeldem village panchayat, Quepem Taluka, South Goa District, PIN 403705 admeasuring 911.00 sq. mts. area being developed by **Nirmal Estates**.



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

- (i) Shri. RAJEEV M. SUKHTHANKER as Architect.
- (ii) Shri. ABHAY U. KUNKOLIENKER as Structural Consultant.
- (iii) M/s/Shri/Smt. N/A as MEP consultant.
- (iv) Shri. GANPATI PATREKAR 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.....N/A..... 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/Wing Number 01 (to be prepared separately for each Building / Wing of the Project)

Sr. No	Task/Activity	Percentage of work done
1	Excavation.	0%
2	Number of basement(s) and plinth.	0%
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, electro, Mechanical Equipment's, 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 and Footpaths'	YES	0	NA
2	Water Supply	YES	0	NA
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0	NA
4	Storm Water Drains	YES	0	NA
5	Landscaping &Tree Planting	YES	0	NA
6	Street Lighting	YES	0	NA
7	Community Buildings	NO	0	NA
8	Treatment and Disposal of Sewage and Sullage water	YES	0	NA
9	Solid Waste Management & Disposal	YES	0	NA
10	Water Conservation, Rain Water harvesting	NO	0	NA
11	Energy Management	NO	0	NA
12	Fire Protection and Fire safety Requirements	NO	0	NA
13	Electrical meter R room, Sub-station, Receiving station	YES	0	NA
14	Others (Option to add more)	NO	0	NA

Yours Faithfully



SHRI. RAJEEV M. SUKHTHANKER
ARCHITECT

COA REG. NO. CA/91/14172,
T & C P (GOA) REG. NO. AR/0028/2010

RAJEEV M. SUKHTHANKER

B.ARCH (Bom) A.I.I.A.,
ARCHITECT
CA/91/14172 AR/0028/2010

Project Details

Particulars	Remarks
Number of Garages	06
Area of recreational space (in Sq. Mts.)	NIL
Total Area of Garages (in Sq. Mts.)	NIL
Number of Open Parking	12
Total Area of Open Parking (in Sq. Mts.)	150.00 M.2
Number of Covered Parking	NIL.
Total Area of Covered Parking (in Sq. Mts.)	NIL
Details of Architectural and Design Standards	R.C.C. framed Structure, laterite/Brick walls, Ceramic tile Flooring, Concealed wiring, wooden Doors & aluminum Windows, Plumbing with PVC pipes, Oil Bound Distemper/Cement paint finish.

Project Architect Details

Particulars	Remarks
Architect Name	RAJEEV M. SUKHTHANKER
Email ID	archrajsuk@gmail.com
Address Line 1	F-I, FIRST FLOOR, FATIMA CHAMBERS, NEAR FATIMA CONVENT, MARGOA – GOA.
Address Line 2	F-I, FIRST FLOOR, FATIMA CHAMBERS NEAR FATIMA CONVENT, MARGOA - GOA.
State	GOA
District	SOUTH-GOA
PIN Code	403601
Year of Establishment	1990
No. of Projects Completed	138 NOS. OF PROJECT
Value of Project Completed	Rs. 3,34,00,00,000/-

Development Details

Particulars	Remarks
Type of Inventory (Plots/Flats/Shops/Villas/Others)	Building = 08 Shops, 06 Garages & 06 Nos. of Flats.
Carpet Area (in Sq. Mts.)	Building = 559.64M.2
Area of Exclusive Balcony/Verandah (in Sq. Mts.)	Building = 99.60M.2
Area of Exclusive Open Terrace, if any (in Sq. Mts.)	Building = 27.48M.2

**PROPOSED BUILDING FOR NIRMAL ESTATES ON SURVEY NO. 122/1-H AT
XELDEM - QUEPEM - GOA.**

SHOPS/FLAT NO.	RERA CARPET (m²)	BALCONY (m²)	TERRACE (m²)	SOLD / UNSOLD
GS1	11.15	0	0	UNSOLD
GS2	11.15	0	0	UNSOLD
GS3	11.15	0	0	UNSOLD
GS4	17.22	0	0	UNSOLD
GS5	23.48	0	0	UNSOLD
GS6	11.15	0	0	UNSOLD
GS7	11.15	0	0	UNSOLD
GS8	11.15	0	0	UNSOLD
GG1	15.74	0	0	UNSOLD
GG2	15.74	0	0	UNSOLD
GG3	15.74	0	0	UNSOLD
GG6	15.74	0	0	UNSOLD
GG7	15.74	0	0	UNSOLD
GG8	15.74	0	0	UNSOLD
F1	57.37	18.98	10.65	UNSOLD
F2	64.06	13.15	0	UNSOLD
F3	57.37	17.67	16.83	UNSOLD
S1	57.37	18.98	0	UNSOLD
S2	64.06	13.15	0	UNSOLD
S3	57.37	17.67	0	UNSOLD
TOTAL	559.64	99.60	27.48	