

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

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account)

Date: 05/08/2021

To

K2 CONSTRUCTION & DEVELOPERS (Name of the Promoter),
NO. 201, SECOND FLOOR,
EDCON GALLERIA
OPP. SUNSHINE BLDG.
PANAJI - GOA 403001 (Address of the Promoter),

Subject : **Certificate of Percentage of Completion of Construction Work of 2 No. of Buildings**
/ Wing(s) of the _____ Phase of the Project _____ situated on the Plot bearing PTS,
Survey no. 73/7 demarcated by its boundaries _____ to the North _____
to the South _____ to the East _____ to the West, of Ward _____ Municipality,
village panchayat VERNA, taluka SALCETTE, District SOUTH GOA, PIN 403722,
admeasuring 2425 sq.mts. area being developed by K2 CONSTRUCTION & DEVELOPERS
[Promoter's Name]

Ref: Goa RERA Registration Number _____

Sir,

I, MANGUESH R. PRABHUGAONKER have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 2 Buildings / _____ Wing(s) of the _____ Phase of the Project, situated on the plot bearing PTS, Survey no. 73/7 of Ward _____ Municipality _____, village / panchayat VERNA, taluka SALCETTE, District SOUTH GOA, PIN 403722 admeasuring 2425 sq.mts. area being developed by K2 CONSTRUCTION & DEVELOPERS [Promoter's Name]

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

- (i) **Shri, MANGUESH R. PRABHUGAONKER** as Architect ;
- (ii) **M/s/Shri / Smt** _____ as Structural Consultant
- (iii) **M/s/Shri / Smt** _____ as MEP Consultant
- (iv) **M/s/Shri / Smt** _____ 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 _____ 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 _____ (to be prepared separately for each Building / Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	_____ number of Basement(s) and Plinth	100%
3	_____ number of Podiums	-
4	Stilt Floor	100%
5	_____ number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	80%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	25%
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	25%

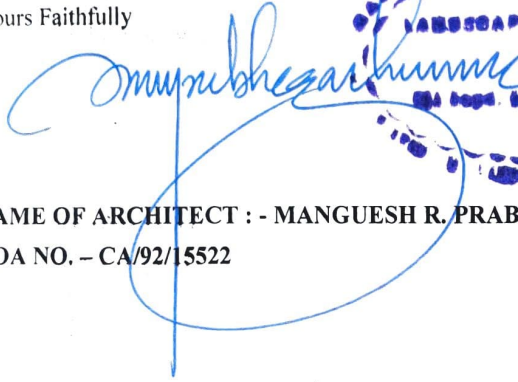
TABLE-B

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	50%	
2.	Water Supply	YES	10%	
3.	Sewarage (chamber, lines, Septic Tank , STP)	YES	10%	
4.	Storm Water Drains	YES	10%	
5.	Landscaping & Tree Planting	YES	10%	
6.	Street Lighting	YES	10%	
7.	Community Buildings	NO		
8.	Treatment and disposal of sewage and sullage water	NO		
9	Solid Waste management & Disposal	NO		

10	Water conservation, Rain water harvesting	NO		
11	Energy management	NO		
12	Fire protection and fire safety requirements	NO		
13	Electrical meter room, sub-station, receiving station	YES	50%	
14	Others (Option to Add more)	---		

Yours Faithfully




NAME OF ARCHITECT : - MANGESH R. PRABHUGAONKER
COA NO. – CA/92/15522