

RABINDRA CACODCAR CONSULTANTS

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REF.:

DATE 22/11/2024

**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)**

To,

M/S. NIRMAL ESTATES

Partner, Mr. JOHANN DOMNICK FERNANDES,

(as power of attorney of

a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik &

b) Mrs. Reema Avdhut Naik)

F 23, Nirmal Residency, TILAMOL,

QUEPEM – GOA 403705.

Subject: Certificate of percentage of completion of construction work of Commercial & Residential Building “ **NIRMAL SUNRISE** ”, No. of Buildings 2, Wings (s) 1 of the 1st Phase of the project (Goa RERA Registration Number) Situated on the plot bearing Survey No. 122 / 1 – C – 2 (part) demarcated by its boundaries, Survey no.122 / 1-C to the North, 30.00 mts wide road to the South, Survey no.121 / 2 & 121 / 4 (p) to the East, Survey no. 122 / 1 – C – 2 (remain part) to the West of Division, Xeldem village, Taluka Quepem District South Goa PIN 403705 admeasuring 1431.00 sq. mts. area being developed by Mr. JOHANN DOMNICK FERNANDES (as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik).

Ref: Goa RERA Registration Number N.A

Sir,

I / We Shri. Rabindra Cacodcar have undertaken assignment as Architect / Engineer / Licensed Surveyor of certifying percentage of Completion of Construction work of the Mr. JOHANN DOMNICK FERNANDES (as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik). Building (s) 2 / Wings (s) 1 of the 1 phase of the Project, situated on the plot bearing Survey No. 122 / 1 – C – 2 (part) of Xeldem village, Quepem Taluka South Goa District 403705 PIN

admeasuring 1431.00 sq. mts. area being developed by Mr. JOHANN DOMNICK FERNANDES (as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik).

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

- (i) M/s/ Shri. Rabindra Cacodcar as L.S./Architect / Engineer;
- (ii) M/s/Shri. Engineer Auxilio Rodrigues as Structural Consultant
- (iii) M/s/Shri/Smt.as MEP consultant
- (iv) M/s/Shri. Sapnesh Jangli 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 1st & 2nd (to be prepared separately for each Building/ Wing of the Project)

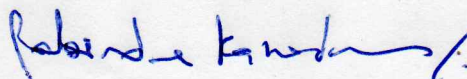
Sr. No	Task/Activity	Percentage Of work done
1	Excavation	0 %
2	Number of basement(s) and plinth	-
3	Number of Podiums	-
4	Stilt Floor	0%
5	Number of Slabs Of Super Structure	0 %
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	0 %
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 Equipments ,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 Work Done	Of	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	NO			
5	Landscaping & Tree Planting	NO			
6	Street Lighting	NO			
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 R room, Sub-station, Receiving station	NO			
14	Others (Option to Add more)	NO			

Your Faithfully



Signature & Name of Architect / Engineer

License No. _ER/0008/2010

RABINDRA CACODCAR
B.E. CIVIL (I.S.T.-LISBON)
T.C.PD. Reg. No. ER/0008/2010

RABINDRA CACODCAR CONSULTANTS

SO-37, 2nd Floor, Baboy C. Centre
Margao, Goa 403601
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Mob: 9326126514

RCS

DATE 24/11/2014

Project Architect Details

Particulars	Remarks	Source Document
Architect / Engineer Name	Rabindra Cacodcar	Copy of certificate of Registration as Engineer FROM Town and Country Planning Department, Goa.
Email ID		
Address Line 1	SO37, 2 nd Floor, Baboy C. Centre	
Address Line 2	Margao, Goa	
State	Goa	
District	South Goa	
PIN Code	403601	
Year of Establishment	October 1998	
No. of Projects Completed	55	
Value of Project Completed	120,00,00,000/-	

Building "WINGAL SURVILLANCE", No. of Buildings 2, Wings (b) 1 of the 1st Phase of the project (Goa RERA Registration Number) Situated on the plot bearing Survey No. 122 / 1 - C - 2 (part) demarcated by its boundaries, Survey no. 122 / 1-C to the North, 2010 gda wide road to the South, Survey no. 121 / 2 & 121 / 4 (p) to the East, Survey no. 123 / 1 - C - 1 (remain unit) to the West of Guespa, between village, Taluka Quepem, District South Goa PIN 403605, measuring 1441.00 sq. mt., area being developed by Mr. DOMINICK FERNANDES (as power of attorney of a) Mr. August Galeano Nalk also August Galean Nalk & b) Mrs. Reema August Nalk).

Ref. Goa RERA Registration Number : R-4

Sr.

I / We Shri. Rabindra Cacodcar have undertaken assignment as Architect / Engineer / Licensed Surveyor of certifying percentage of Completion of Construction work of the site PIN no DOMINICK FERNANDES (as power of attorney of a) Mr. August Galeano Nalk also August Galean Nalk & b) Mrs. Reema August Nalk), Building (b) 2 / Wings (b) 1 of the 1st phase of the Project, situated on the plot bearing Survey No. 122 / 1 - C - 2 (part) of Taluka village, Quepem Taluka South Goa District 403605 PIN

PROJECT : PROPOSED RESIDENTIAL & COMMERCIAL BUILDING "A" & BUILDING "B" ON THE PROPERTY UNDER SURVEY NO. 122/1-C-2 (part) OF XELDEM VILLAGE, QUEPEM																			
UNIT NO	BUILT UP AREA		BALC.		STAIRCASE		LIFT		SOCIETY OFF./CLUB HOUSE		TELECOM ROOM		TERRACE (50% taken)		SUPER BUILT UP AREA		CARPET AREA		SOLD / UNSOLD
					Proportionate				Proportionate		Proportionate								
BUILDING "A "																			
GROUND FLOOR																			
SHOP 1	34.49	m ²	0.00	m ²	0.00	m ²	0.00	m ²	2.46	m ²	0.72	m ²	0.00	m ²	37.67	m ²	30.82	m ²	UNSOLD
SHOP 2	46.80	m ²	0.00	m ²	0.00	m ²	0.00	m ²	3.34	m ²	0.97	m ²	0.00	m ²	51.11	m ²	42.93	m ²	UNSOLD
SHOP 3	46.80	m ²	0.00	m ²	0.00	m ²	0.00	m ²	3.34	m ²	0.97	m ²	0.00	m ²	51.11	m ²	42.93	m ²	UNSOLD
SHOP 4	34.49	m ²	0.00	m ²	0.00	m ²	0.00	m ²	2.46	m ²	0.72	m ²	0.00	m ²	37.67	m ²	30.82	m ²	UNSOLD
Sub Total	162.58	m ²	0.00	m ²	0.00	m ²	0.00	m ²	11.59	m ²	3.38	m ²	0.00	m ²	177.55	m ²	147.50	m ²	
FIRST FLOOR																			
APART.(2 bed) A1	66.02	m ²	19.72	m ²	5.33	m ²	1.30	m ²	4.71	m ²	1.37	m ²	0.00	m ²	98.45	m ²	78.95	m ²	UNSOLD
Sub Total	66.02	m ²	19.72	m ²	5.33	m ²	1.30	m ²	4.71	m ²	1.37	m ²	0.00	m ²	98.45	m ²	78.95	m ²	
SECOND FLOOR																			
APART.(2 bed) A2	66.02	m ²	19.72	m ²	6.54	m ²	1.30	m ²	4.71	m ²	1.37	m ²	0.00	m ²	99.66	m ²	78.95	m ²	UNSOLD
APART.(2 bed) A3	68.30	m ²	17.46	m ²	6.77	m ²	1.15	m ²	4.87	m ²	1.42	m ²	0.00	m ²	99.97	m ²	78.95	m ²	UNSOLD
APART.(2 bed) A4	68.30	m ²	17.46	m ²	6.77	m ²	1.15	m ²	4.87	m ²	1.42	m ²	0.00	m ²	99.97	m ²	78.95	m ²	UNSOLD
Sub Total	202.62	m ²	54.64	m ²	20.08	m ²	3.60	m ²	14.44	m ²	4.22	m ²	0.00	m ²	299.60	m ²	236.85	m ²	
THIRD FLOOR																			
APART.(2 bed) A5	68.30	m ²	17.46	m ²	6.77	m ²	1.15	m ²	4.87	m ²	1.42	m ²	1.58	m ²	101.55	m ²	82.14	m ²	UNSOLD
APART.(2 bed) A6	68.30	m ²	17.46	m ²	6.77	m ²	1.15	m ²	4.87	m ²	1.42	m ²	1.58	m ²	101.55	m ²	82.14	m ²	UNSOLD
Sub Total	136.60	m ²	34.92	m ²	13.54	m ²	2.30	m ²	9.74	m ²	2.84	m ²	3.15	m ²	203.09	m ²	164.28	m ²	UNSOLD
Total of Bldg."A"	567.82	m ²	109.28	m ²	38.95	m ²	7.20	m ²	40.48	m ²	11.82	m ²	3.15	m ²	778.70	m ²	627.58	m ²	
UNIT NO	BUILT UP AREA		BALC.		STAIRCASE		LIFT		SOCIETY OFF./CLUB HOUSE		TELECOM ROOM		TERRACE (50% taken)		SUPER BUILT UP AREA		CARPET AREA		
					Proportionate				Proportionate		Proportionate								
BUILDING " B "																			
FIRST FLOOR																			
APART.(2 bed) B1	71.60	m ²	8.77	m ²	4.31	m ²	0.00	m ²	5.10	m ²	1.69	m ²	0.00	m ²	91.48	m ²	73.17	m ²	UNSOLD
APART.(2 bed) B2	71.60	m ²	8.77	m ²	4.31	m ²	0.00	m ²	5.10	m ²	1.69	m ²	0.00	m ²	91.48	m ²	73.17	m ²	UNSOLD
APART.(2 bed) B3	71.60	m ²	8.77	m ²	4.31	m ²	0.00	m ²	5.10	m ²	1.69	m ²	0.00	m ²	91.48	m ²	73.17	m ²	UNSOLD
APART.(2 bed) B4	71.60	m ²	8.77	m ²	4.31	m ²	0.00	m ²	5.10	m ²	1.69	m ²	0.00	m ²	91.48	m ²	73.17	m ²	UNSOLD
Sub Total	286.40	m ²	35.08	m ²	17.25	m ²	0.00	m ²	20.42	m ²	6.77	m ²	0.00	m ²	365.91	m ²	292.68	m ²	
SECOND FLOOR																			
APART.(2 bed) B5	71.60	m ²	17.09	m ²	4.31	m ²	0.00	m ²	5.10	m ²	1.69	m ²	3.66	m ²	103.45	m ²	88.65	m ²	UNSOLD
APART.(2 bed) B6	71.60	m ²	17.09	m ²	4.31	m ²	0.00	m ²	5.10	m ²	1.69	m ²	3.66	m ²	103.45	m ²	88.65	m ²	UNSOLD
APART.(2 bed) B7	71.60	m ²	17.09	m ²	4.31	m ²	0.00	m ²	5.10	m ²	1.69	m ²	3.66	m ²	103.45	m ²	88.65	m ²	UNSOLD
APART.(2 bed) B8	71.60	m ²	17.09	m ²	4.31	m ²	0.00	m ²	5.10	m ²	1.69	m ²	3.66	m ²	103.45	m ²	88.65	m ²	UNSOLD
Sub Total	286.40	m ²	68.36	m ²	17.25	m ²	0.00	m ²	20.42	m ²	6.77	m ²	14.62	m ²	413.81	m ²	354.60	m ²	
Total of Bldg."B"	572.80	m ²	103.44	m ²	34.50	m ²	0.00	m ²	40.83	m ²	13.53	m ²	14.62	m ²	779.72	m ²	647.28	m ²	
Total of Bldg. "A" and "B"	1140.62	m ²	212.72	m ²	73.45	m ²	7.20	m ²	81.31	m ²	25.35	m ²	17.77	m ²	1558.42	m ²	1274.86	m ²	