

# THE ATELIER

## GOA

**The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rule 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: 19.03.2018**

To  
Shri. Bhupesh Rane,  
Shop No. 1, Belmira Plaza,  
Opp. Laxmi Petrol Pump,  
Vasco - Goa.

**SUBJECT: Certificate of Percentage of Completion of Construction Work of 1 No. of Building of the 1<sup>st</sup> Phase of the Project Nagoa Hillside Villas situated on the Plot bearing Survey No. 11 & Sub Division 4-B demarcated by its boundaries to the North: by a 3.00 meters wide road, to the South: by the property surveyed under survey no. 11/5, to the East: Public road, to the West: by a part of the survey no. 11/4 of Nagoa, village panchayat of Nagoa in taluka Salcete & District South Goa, PIN 403722 admeasuring 802 sq.mts. area being developed by Shri Bhupesh R. Rane.**

**Ref: Goa RERA Registration Number \_\_\_\_\_**

**Sir,**

I, Architect Abhishek Bhatnagar of The Atelier Goa, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 1 No. of Building of the 1<sup>st</sup> Phase of the Project Nagoa Hillside Villas situated on the Plot bearing Survey No. 11 & Sub Division 4-B demarcated by its boundaries to the North: by a 3.00 meters wide road, to the South: by the property surveyed under survey no. 11/5, to the East: Public road, to the West: by a part of the survey no. 11/4 of Nagoa, village panchayat of Nagoa in taluka Salcete & District South Goa, PIN 403722 admeasuring 802 sq.mts. area being developed by Shri Bhupesh R. Rane.

**Architect**  
**ABHISHEK BHATNAGAR**  
**TCP REG NO. : AR/0027/2012**  
**COA REG NO. : CA/2011/54018**

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

- Shri Abhishek Bhatnagar of The Atelier Goa as Architect;
- Shri Vidhyadhar Kakodkar as Structural Consultant and Quantity surveyor

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 certification, the Percentage of Work done for each 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**

Buildin/ Wing Number 1 (to be prepared separately for each Building / Wing of the Project.)

| SR. NO | PARTICULARS                                                                                                                                                                                                                                                                                                                                                                                                             | AMOUNT |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%   |
| 2      | One number of Plinth                                                                                                                                                                                                                                                                                                                                                                                                    | 100%   |
| 3      | Zero number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                  | 100%   |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                             | -      |
| 5      | Three number of slabs of super structure                                                                                                                                                                                                                                                                                                                                                                                | 50%    |
| 6      | Internal walls, Internal Plaster, Flooring within Flats / Premises, Door and Windows to each of the Flats / Premises                                                                                                                                                                                                                                                                                                    | -      |
| 7      | Sanitary Fittings within the Flat / Premise, Electrical Fittings within the Flat / Premises                                                                                                                                                                                                                                                                                                                             |        |
| 8      | Staircase, Lift wells and lobbies at each floor level connecting staircase and lifts , Overhead and Underground water tanks.                                                                                                                                                                                                                                                                                            |        |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Work.                                                                                                                                                                                                                                                                                                |        |
| 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/plinth protection, paving of areas appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate. |        |

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**TABLE B**

**Internal & External Development Works in Respect of the entire Registration Phase**

| SR. NO. | COMMON AREAS AND FACILITIES, AMENITIES                | PROPOSED (YES/NO) | PERCENTAGE OF WORK DONE | DETAILS                             |
|---------|-------------------------------------------------------|-------------------|-------------------------|-------------------------------------|
| 1       | Internal Roads & Footpaths                            | NO                |                         |                                     |
| 2       | Water Supply                                          | YES               |                         | Individual Sump + Overhead Tank     |
| 3       | Sewerage (Chamber, Lines, Septic Tank, STP)           | YES               | -                       | Connection Pending                  |
| 4       | Storm Water Drains                                    | YES               | -                       |                                     |
| 5       | Landscaping and Trees                                 | YES               | -                       |                                     |
| 6       | Street Lighting                                       | NO                | -                       |                                     |
| 7       | Community Buildings                                   | NO                | -                       |                                     |
| 8       | Treatment and disposal of sewage and sullage water    | NO                | -                       |                                     |
| 9       | Solid Waste management and Disposal                   | YES               | -                       | Septic Tank                         |
| 10      | Water Conservation, Rain water harvesting             | NO                | -                       |                                     |
| 11      | Energy Management                                     | YES               | -                       |                                     |
| 12      | Fire protection and fire safety requirements          | YES               | -                       | As per NBC                          |
| 13      | Electrical Meter room, Sub-station, Receiving station |                   |                         | As per Electricity Department rules |
| 14      | Others (Option to Add more)                           |                   |                         |                                     |

Yours Faithfully



Architect  
ABHISHEK BHATNAGAR  
TCP REG NO. : AR/0027/2012  
COA REG NO. : CA/2011/54018

AR. ABHISHEK BHATNAGAR  
(License No.AR/0027/2012)