

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: 08-04-2019

To
Enkay Developers
c/o Magsons Supercentre
Opp Taleigaon Football Ground,
Taleigaon-Goa 403002

Subject : Certificate of Percentage of Completion of Construction Work of Magsons Towers, a Residential cum Commercial Building and proposed amalgamation of plots, situated on the Plots bearing PTS No. 99, Chalta No. 7, 8 and 9, demarcated by its boundaries with D.B. Bandodkar Marg to the North, Plot No. 10 to the South, 10 mt road to the East and Plot no. 3 to the West, of Miramar Ward, Corporation of the city of Panaji, Tiswadi taluka, North Goa District, PIN 403001 admeasuring 1047 sq.mts area (area developed only) being developed by M/s Enkay Developers.

Ref: Goa RERA Registration Number _____

Sir,

I, MILIND B. KELEKAR, have undertaken assignment as Architect of certifying Completion of Construction Work of Magsons Towers, a Residential cum Commercial Building and proposed amalgamation of plots, situated on the Plots bearing PTS No. 99, Chalta No. 7, 8 and 9, demarcated by its boundaries with D.B. Bandodkar Marg to the North, Plot No. 10 to the South, 10 mt road to the East and Plot no. 3 to the West, of Miramar Ward, Corporation of the city of Panaji, Tiswadi taluka, North Goa District, PIN 403001 admeasuring 1047 sq.mts area (area developed only) being developed by M/s Enkay Developers.

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

- (i) Mr. MILIND B. KELEKAR/Architect
- (ii) M/s Epicons Engineers as Structural Consultant
- (iii) M/s A.V. Agshikar and Co. as MEP Consultant
- (iv) Mr. Amarjit Soreng as Site Supervisor.

Based on Site Inspection, with respect to each of the Building 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 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.

Table A

Building / Wing Number ____

(to be prepared separately for each Building / Wing of the Project)

Sr. No.	Task/Activity	Percentage of Work Done
1	Excavation	100%
2	_____ number of Basement(s) and Plinth	1
3	_____ number of Podiums	1
4	Stilt Floor	None
5	_____ number of Slabs of Super Structure	Plinth slab plus 7
6	Internal Walls, Internal Plaster, Floorings within flats/premises, Doors and windows to each of the Flats/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 / Wing,	0%
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	0%

Table B

Internal and External Developmental works in respect of the entire registered phase

Sr. No.	Common Area and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal roads and footpaths	No	NA	-
2	Water Supply	Yes	0%	-
3	Sewerage (chamber, lines, septic tank, STP)	Yes	0%	Sewerage exists
4	Storm water drains	Yes	0%	Drains exist
5	Landscaping and tree planting	Yes	0%	-
6	Street Lighting	No	NA	-
7	Community Buildings	No	NA	-
8	Treatment and disposal of sewage and sullage water	No	NA	-
9	Solid waste management and disposal	Yes	0%	-
10	Water conservation and rainwater harvesting	No	NA	-
11	Energy Management	No	NA	-
12	Fire protection and fire safety requirements	Yes	0%	-
13	Electrical water room, sub-station, receiving station	Yes	0%	-
14	Others	na		

Yours Faithfully,

Signature and name of architect
MILIND B. KELEKAR
COA Reg No.- CA/93/15858
TCP Reg no.- 0002/2014

MILIND B. KELEKAR
ARCHITECT
Reg. No. AR/0002/2014