

**FORM 1**

**[see Regulation 3]**

**ARCHITECT'S CERTIFICATE**

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)**

Date: 15<sup>th</sup> July 2024

To,  
M/s Cosme Costa Construction Pvt Ltd,  
Altinho, Mapusa  
Goa.

**Subject: Certificate of Percentage of Completion of Construction Work of 1 CHOGM, Residential cum Commercial Project (GoaRERA Registration Number \_\_\_\_ ) situated on the Survey No. 59 sub division no. 1 of Village Pilerne, demarcated by its boundaries (latitude and longitude of the end points) by property bearing Survey No. 33/2 and property bearing survey number 58/4 to the North, By property bearing Survey no. 59/1-A of Village Pilerne, Bardez, Goa to the South, By Boundary of Village Soccoro to the East, By property bearing Survey No. 32/1 of Pilerne Village to the West within Pilerne Village, Taluka Bardez, Dist North Goa, PIN 403 514, admeasuring 11,550 Sq. Mtrs. area being developed by M/s Cosme Costa Construction Pvt. Ltd.**

Sir,

I Pushkaraj Karakat, have undertaken assignment as Architect/~~Licensed Surveyor~~ of certifying Percentage of Completion of Construction Work of the **1 CHOGM, situated on the Survey No. 59 sub division no. 1 of Village Pilerne, Taluka Bardez, Dist North Goa, PIN 403 514, admeasuring 11550 Sq. Mtrs. area, being developed by M/s Cosme Costa Construction Pvt. Ltd.**

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

- (i) Studio 13, Mr. Pushkaraj Karakat as Architect;
- (ii) Mr. Viraj Paraz as Structural Consultant;
- (iii) Mr. Ashok Joshi as MEP Consultant;
- (iv) Babuso Naik 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 Buildings 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 A1****1 CHOGM, Commercial Building Project***(to be prepared separately for Building Project)*

<b>Sr. No.</b>	<b><u>Tasks / Activity</u></b>	<b><u>Percentage of Work Done</u></b>
1	Excavation	95
2	<u>1</u> Basement(s) and <u>0</u> number Plinth	100
3	<u>1</u> number of Podiums	100
4	Stilt Floor - 0	NA
5	3 number of Slabs of Super Structure	100
6	Internal Walls, Internal Plasters, Flooring within Villas/ Premises, Doors and Windows to each of the Villas /Premises	40
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	40
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20
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 A2****1 CHOGM, Residential Building Project (Blocks A, B, C, D & Gym)***(to be prepared separately for Building Project)*

<b>Sr. No.</b>	<b>Tasks / Activity</b>	<b>Percentage of Work Done</b>
1	Excavation	85
2	1 Basement(s) and 1 number Plinth	70
3	NA number of Podiums	0
4	Stilt Floor - 1	50
5	6 number of Slabs of Super Structure	40
6	Internal Walls, Internal Plasters, Flooring within Villas/Premises, Doors and Windows to each of the Villas /Premises	5
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	5
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 & External Development Works in Respect of the entire Registered Phase**

S. No	Common areas & Facilities, Amenities	Proposed (Yes / No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	0	Road, Footpaths
2.	Water Supply	Yes	0	Overhead water tank, underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	0	STP
4.	Storm Water Drains	Yes	0	Gutters
5.	Landscaping & Tree Planting	Yes	0	Landscaping & Tree Planting
6.	Street Lighting	Yes	0	Street Post Top Lights
7.	Community Buildings	Yes	0	Club House
8.	Treatment & Disposal of sewage & Sullage water	Yes	0	STP
9.	Solid waste management & Disposal	Yes	0	Waste Segregation
10.	Water conservation, Rain Water Harvesting	Yes	0	Rain Water Percolation Pits
11.	Energy management	Yes	0	Solar system
12.	Fire protection and fire safety requirements	Yes	0	Smoke Detectors
13.	Electrical meter room, sub-station, receiving station	Yes	0	Transformer, Electrical Panel
14.	Others (Option to Add more)	-	-	-

Yours Faithfully

Arch. Pushkaraj Karakat

**Council of Architecture Reg. No. AR/0143/2011**

AR. PUSHKARAJ KARAKAT  
Reg. No.CA/2004/34125  
Proprietor  
**Studio 13**  
architecture and urban design