



SAWANT & ASSOCIATES
architects - engineers - interior designers

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: 31/03/2024

To,

ISHAN VENTURES,

2 nd floor, Office No. 208/209/210,

Lake Plaza, SH 5, Fatorda,

South Goa, 403602

Subject: Certificate of Percentage of Completion of Construction Work of 'POROBO BELMONTE' Residential buildings Project (PRGO06221630) situated on the Property bearing, PT Sheet No. 175 and Chalta No. 70, demarcated by its boundaries(latitude and longitude of the end points)

ON THE NORTH : By Plot A-2 of the same property

ON THE SOUTH : By Road

ON THE EAST : By Plot D-2 of the same property

ON THE WEST : By Drain beyond which lies Plot A-1

Of Division Margao, Village Borda, Taluka Margao, Dist- South Goa, PIN 403602, admeasuring 988 Sq. Mtrs. area being developed by ISHAN VENTURES

Sir,

We, Sawant and Associates have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of 'POROBO BELMONTE' residential buildings Project (PRGO06221630) situated on the Property bearing PT Sheet No. 175 and Chalta No. 70, of Division Margao, Village Borda, Taluka Margao, Dist- South Goa PIN 403602, admeasuring 988 Sq. Mtrs. area being developed by ISHAN VENTURES

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

- (i) Sawant and Associates as L.S. / Architect;
- (ii) Shri Auxilio Rodrigues as Structural Consultant;
- (iii) Shri Ashok Joshi as MEP Consultant;
- (iv) Shri Ashish Shet as Site Supervisor/Engineer

Based on Site Inspection, with respect to the aforesaid Real Estate Project, we certify that as on the date of this certificate, the Percentage of Work done for the Real Estate Project as registered vide PRGO0622163 . 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 -- POROBO BELMONTE -Residential Building (to be prepared separately for Building Project)

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation	100
2	Basement(s)(NA) and 1 number Plinth	100
3number of Podium(s)	—
4	Stilt Floor	100
5	7 number of Slabs of Super Structure	100
6	Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	90
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	100
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100
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	100

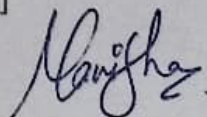

MANISHA R. LOTLIKAR
 B. Arch
 Reg. No. AR/0004/2010

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	6.00mtr Access
2.	Water Supply	Yes	0	Over head water tank, underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	0	Chamber, Septic tank, Soak pit
4.	Storm Water Drains	Yes	0	Gutters
5.	Landscaping & Tree Planting	No	-----	-----
6.	Street Lighting	Yes	0	LED Lights
7.	Community Buildings	Yes	100	Clubhouse
8.	Treatment & Disposal of sewage & Sullage water	No	-----	-
9.	Solid waste management & Disposal	Yes	-----	Compost pit
10.	Water conservation, Rain Water Harvesting	No	-----	-----
11.	Energy management	No	-----	-----
12.	Fire protection and fire safety requirements	Yes	100	As per norms
13.	Electrical meter room, sub-station, receiving station	Yes	0	Transformer, DG Set, Electrical Panel, Meter boxes
14.	Others (Option to Add more)	-	-----	-

Yours Faithfully



MANISHA R. LOTLIKAR

B. Arch

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Reg. No. AR/0004/2010

(COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)