



FORM1

(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: 06/09/2023.

To,
JMD DEVELOPERS,
Managing Partner, Shri. Varun Shantaram Kudchadkar.
1st Floor, Gurudev Mansion,
Curchorem – Goa.

Subject: Certificate of percentage of completion of construction work of 1 No. of Building / 1Wing of the “**JMD THE JUNCTION**” project (Goa RERA Registration Number _____) Situated on the plot bearing Survey No. 66/2,5 of Quepem Village, demarcated by its boundaries (Latitude and longitude of the end points) by the PWD main road leading from Quepem to the North; by the village road leading to Deulmol to the South; by the Survey No. 66/3 of village Quepem of Quepem Taluka to the East; by the Survey No. 66/1 of village Quepem of Quepem Taluka to the West; of Quepem Municipal Council, Quepem Taluka, South Goa District, PIN 403705, admeasuring 1,770.00 sq. mts. area being developed by **JMD DEVELOPERS**.

Ref: Goa RERA Registration Number _____

Sir,

I MR. RAJEEV M. SUKHTHANKER, have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the 1 Nos. of Building / 1 Wing of the “**JMD THE JUNCTION**” project, situated on the plot bearing Survey No. 66/2,5 of Quepem Municipal Council, Quepem Taluka, South Goa District, PIN 403705 admeasuring 1,770.00 sq. mts. area being developed by **JMD DEVELOPERS**,



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

- (i) Shri. RAJEEV M. SUKHTHANKER as Architect.
- (ii) Shri. VIDHYADHAR S. KAKODKAR as Structural Consultant.
- (iii) M/s/Shri/Smt...N/A...as MEP consultant.
- (iv) Shri. ABDUL AGADI 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...N/A.... 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_(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	0%
3	Number of Podiums	0%
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 Equipment's, 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%

RAJEEV M. SUKHTHANKER
MARGA
GOA
ARCHITECT

Table B

Internal & External Development Works in respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1	Internal Roads and Footpaths	YES	0	NA
2	Water Supply	YES	0	NA
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0	NA
4	Storm Water Drains	NO	0	NA
5	Landscaping &Tree Planting	NO	0	NA
6	Street Lighting	NO	0	NA
7	Community Buildings	NO	0	NA
8	Treatment and Disposal of Sewage And Sullage water	YES	0	NA
9	Solid Waste Management & Disposal	YES	0	NA
10	Water Conservation ,Rain Water harvesting	NO	0	NA
11	Energy Management	NO	0	NA
12	Fire Protection And Fire safety Requirements	NO	0	NA
13	Electrical meter R room, Sub-station, Receiving station	YES	0	NA
14	Others (Option to Add more)	NO	0	NA

Yours Faithfully

SHRI. RAJEEV M. SUKHTHANKER
ARCHITECT

COA REG. NO. CA/91/14172,
T & C P (GOA) REG. NO. AR/0028/2010

RAJEEV M. SUKHTHANKER
B.Arch (Bom) A.I.A.,
ARCHITECT
CA/91/14172 AR/0028/2010

Project Details

Particulars	Remarks
Number of Garages	NIL
Area of recreational space (in Sq. Mts)	NIL
Total Area of Garages (in Sq. Mts)	NIL
Number of Open Parking	28
Total Area of Open Parking (in Sq. Mts)	350.00 M2
Number of Covered Parking	NIL
Total Area of Covered Parking (in Sq. Mts)	NIL
Details of Architectural and Design Standards	R.C.C. framed Structure, laterite/Brick walls, Ceramic tile Flooring, Concealed wiring, wooden Doors & aluminum Windows, Plumbing with PVC pipes, Oil Bound Distemper/Cement paint finish.

Project Architect Details

Particulars	Remarks
Architect Name	RAJEEV M. SUKHTHANKER
Email ID	archrajsuk@gmail.com
Address Line 1	F-I, FIRST FLOOR, FATIMA CHAMBERS, NEAR FATIMA CONVENT, MARGOA - GOA.
Address Line 2	F-I, FIRST FLOOR, FATIMA CHAMBERS NEAR FATIMA CONVENT, MARGOA - GOA.
State	GOA
District	SOUTH-GOA
PIN Code	403601
Year of Establishment	1990
No. of Projects Completed	155 NOS. OF PROJECT
Value of Project Completed	Rs. 3,95,00,00,000/-

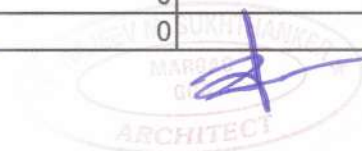
Development Details

Particulars	Remarks
Type of Inventory (Plots/Flats/Shops/Villas/Others)	60 shop & 10 Nos. of Flats.
Carpet Area (in Sq. Mts)	1,268.96 M.2
Area of Exclusive Balcony/Verandah (in Sq. Mts)	152.74 M.2
Area of Exclusive Open Terrace, if any (in Sq. Mts)	63.17 m.2

RAJEEV M. SUKHTHANKER
B.ARCH (Dom) A.I.I.A.,
ARCHITECT
CA/91/14172 AR/0028/2010

PROJECT NAME : JMD THE JUNCTION AT QUEPEM - GOA.

SR. NO	SHOP/ FLAT/ VILLA	NUMBERS	CARPET AREA AS PER RERA IN SQ.MT.	AREA OF EXCLUSIVE BALCONY IN SQ.MT	AREA OF EXCLUSIVE TERRACE IN SQ.MT	SOLD/ UNSOLD
1	SHOP	LG-01	9.15	0	0	UNSOLD
2	SHOP	LG-02	8.29	0	0	UNSOLD
3	SHOP	LG-03	18.07	0	0	UNSOLD
4	SHOP	LG-04	18.07	0	0	UNSOLD
5	SHOP	LG-05	18.07	0	0	UNSOLD
6	SHOP	LG-06	18.07	0	0	UNSOLD
7	SHOP	LG-07	15.37	0	0	UNSOLD
8	SHOP	LG-08	12.50	0	0	UNSOLD
9	SHOP	LG-09	9.62	0	0	UNSOLD
10	SHOP	LG-10	15.49	0	0	UNSOLD
11	SHOP	LG-11	10.76	0	0	UNSOLD
12	SHOP	LG-12	8.17	0	0	UNSOLD
13	SHOP	LG-13	8.17	0	0	UNSOLD
14	SHOP	LG-14	8.18	0	0	UNSOLD
15	SHOP	LG-15	8.36	0	0	UNSOLD
16	SHOP	LG-16	11.24	0	0	UNSOLD
17	SHOP	LG-17	14.13	0	0	UNSOLD
18	SHOP	LG-18	17.01	0	0	UNSOLD
19	SHOP	LG-19	8.78	0	0	UNSOLD
20	SHOP	LG-20	11.97	0	0	UNSOLD
21	SHOP	LG-21	6.82	0	0	UNSOLD
22	SHOP	LG-22	6.82	0	0	UNSOLD
23	SHOP	LG-23	6.82	0	0	UNSOLD
24	SHOP	LG-24	12.84	0	0	UNSOLD
25	SHOP	LG-25	11.76	0	0	UNSOLD
26	SHOP	LG-26	6.82	0	0	UNSOLD
27	SHOP	LG-27	6.82	0	0	UNSOLD
28	SHOP	LG-28	6.82	0	0	UNSOLD
29	SHOP	LG-29	13.64	0	0	UNSOLD
30	SHOP	LG-30	13.64	0	0	UNSOLD
			342.27			
						UNSOLD
31	SHOP	UG-01	9.15	0	0	UNSOLD
32	SHOP	UG-02	8.29	0	0	UNSOLD
33	SHOP	UG-03	18.07	0	0	UNSOLD
34	SHOP	UG-04	18.07	0	0	UNSOLD
35	SHOP	UG-05	18.07	0	0	UNSOLD
36	SHOP	UG-06	18.07	0	0	UNSOLD
37	SHOP	UG-07	15.37	0	0	UNSOLD
38	SHOP	UG-08	12.50	0	0	UNSOLD
39	SHOP	UG-09	9.62	0	0	UNSOLD
40	SHOP	UG-10	15.49	0	0	UNSOLD
41	SHOP	UG-11	10.76	0	0	UNSOLD
42	SHOP	UG-12	8.17	0	0	UNSOLD
43	SHOP	UG-13	8.17	0	0	UNSOLD
44	SHOP	UG-14	8.18	0	0	UNSOLD



SR. NO	SHOP/ FLAT/ VILLA	NUMBERS	CARPET AREA AS PER RERA IN SQ.MT.	AREA OF EXCLUSIVE BALCONY IN SQ.MT	AREA OF EXCLUSIVE TERRACE IN SQ.MT	SOLD/ UNSOLD
45	SHOP	UG-15	8.36	0	0	UNSOLD
46	SHOP	UG-16	11.24	0	0	UNSOLD
47	SHOP	UG-17	14.13	0	0	UNSOLD
48	SHOP	UG-18	17.01	0	0	UNSOLD
49	SHOP	UG-19	8.78	0	0	UNSOLD
50	SHOP	UG-20	11.97	0	0	UNSOLD
51	SHOP	UG-21	6.82	0	0	UNSOLD
52	SHOP	UG-22	6.82	0	0	UNSOLD
53	SHOP	UG-23	6.82	0	0	UNSOLD
54	SHOP	UG-24	12.84	0	0	UNSOLD
55	SHOP	UG-25	11.76	0	0	UNSOLD
56	SHOP	UG-26	6.82	0	0	UNSOLD
57	SHOP	UG-27	6.82	0	0	UNSOLD
58	SHOP	UG-28	6.82	0	0	UNSOLD
59	SHOP	UG-29	13.64	0	0	UNSOLD
60	SHOP	UG-30	13.64	0	0	UNSOLD
			342.27			
61	FLAT	F-1	71.79	12.74	0	UNSOLD
62	FLAT	F-2	60.77	23.29	47.05	UNSOLD
63	FLAT	F-3	39.29	10.39	6.75	UNSOLD
64	FLAT	F-4	61.60	17.15	9.37	UNSOLD
65	FLAT	F-5	58.76	12.80	0	UNSOLD
			292.21	76.37	63.17	
66	FLAT	S-1	71.79	12.74	0	UNSOLD
67	FLAT	S-2	60.77	23.29	0	UNSOLD
68	FLAT	S-3	39.29	10.39	0	UNSOLD
69	FLAT	S-4	61.60	17.15	0	UNSOLD
70	FLAT	S-5	58.76	12.80	0	UNSOLD
			292.21	76.37	0	
TOTAL AREA			1268.96	152.74	63.17	


J. M. SUKHTANKER
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