

**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:** 20<sup>Th</sup> February 2018

To

Chowgule Real Estate and Construction Company Pvt. Ltd.  
311 Casa Del Sol, Opp. Goa Marriott Hotel,  
Miramar Panjim  
Goa - 403001

**Subject: Certificate of Percentage of Completion of Construction Work of Villa 1 No. of Building(s)  
/ N.A. Wing(s) of the N.A Phase of the Project Casa De Monte situated on the Plot bearing PTS, Chalta  
No./Survey no./ Plot no 6, 7 s/n 66/1 demarcated by its boundaries by the property bearing survey no.  
69/4 of the village of Salvador Do Mundo to the North by 8 meter wide internal road to the South by  
plot no. 5 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to  
the East by plot. No 8 forming part of the property bearing survey no. 66/1 of the village of Salvador  
Do Mundo to the West, of Ward N.A. Municipality N.A., village panchayat Salvador Do Mundo taluka  
Bardez – Goa District North Goa PIN 403521 admeasuring 246.04 sq.mts. area being developed by  
Chowgule Real Estate & Construction Company Pvt. Ltd.**

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

Sir,

I/ We Alpha Consultants have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Villa 1 Building(s) /N.A. Wing(s) of the N.A. Phase of the Project, situated on the plot bearing PTS, Chalta No./Survey no. / Plot no 6, 7 s/n 66/1 of Ward N.A. Municipality N.A., village / panchayat Salvador - Do - Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 246.04 sq.mts. area being developed by Chowgule Real Estate and Construction Company Pvt. Ltd.

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

- M/s /Shri / Smt Alpha Consultants as Architect;
- M/s /Shri / Smt Alpha Consultants as Structural Consultant
- M/s /Shri / Smt Epithelial Engineering Consultants as MEP Consultant
- M/s /Shri / Smt Dileep Malik 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 \_\_\_\_\_ 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	100%
2	1 number of Basement(s) and Plinth	100%
3	2 number of Podiums	100%
4	Stilt Floor	100%
5	3 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster flooring within flats/premises, doors and windows to each of the flat/premises	80%
7	Sanitary fittings within the flat/premises, electrical fittings within the flat/premises.	0%
8	Staircase, 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, firefighting fittings and equipment's: 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 area appurtenant to building/wing, compound wall and all other requirements as may be required to obtain occupation/completion certificate.	0%

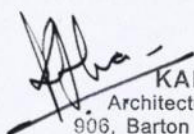


Table B

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

Sr. No	Common areas and facilities, amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal roads & footpaths.	Yes	0%	
2.	Water supply.	Yes	0%	
3.	Sewerage (chamber, lines, septic tanks, STP).	Yes	40%	Septic tank
4.	Storm water drains.	Yes	0%	
5.	Landscaping & Tree plantings.	Yes	0%	
6.	Street lighting.	Yes	0%	
7.	Community buildings.	Yes	0%	
8.	Treatment and disposal of sewage and sullage water.	Yes	0%	
9.	Solid waste management & disposal.	Yes	0%	
10.	Water conservation, rain water harvesting.	Yes	0%	
11.	Energy management.	Yes	0%	
12.	Fire protection and fire safety requirements.	Yes	0%	
13.	Electrical meter room, sub- station, receiving station.	Yes	0%	
14.	Others (Option to Add more)	N.A.	N.A.	

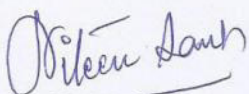
Yours Faithfully



**KABIR HIRA**  
Architecture & Int. Design  
906, Barton Centre, M.G. Road  
Bangalore - 560 001.

Signature & Name (In BLOCK LETTERS) OF ARCHITECT

**KABIR HIRA**

  
**Niteen Sant**  
Consulting Engineer  
PWD/ENGER/148/88  
M.I.E, M; 43310  
TCP REG. NO. SE/0016/2011

License No.....MPDA/ARCH-40/2010-11/1056.....)

**FORM-2**

**ARCHITECT'S CERTIFICATE**

**(To be issued on completion of each of the Building/Wing)**

**Date:** 20<sup>th</sup> February 2018

To,

Chowgule Real Estate & Construction Company Pvt. Ltd.  
311 Casa Del Sol, Opp. Goa Marriott Hotel,  
Miramar Panjim  
Goa – 403 001

**Subject: Certificate of Completion of Construction Work of Villa 1 Building / N.A. Wing of the Building of the project [Goa RERA Registration Number] situated on the Plot bearing PTS, Chalta No. / Survey no. / Plot no 6, 7 s/n 66/1 demarcated by its boundaries (latitude and longitude of the end points) By the property bearing survey no. 69/4 of the village of Salvador Do Mundo to the North by 8 meter wide internal road to the South by plot no. 5 forming part of the property bearing survey no. 66/1 of the village of Salvador do mundo to the East by plot. No 8 forming part of the property bearing survey no. 66/1 of the village of Salvador do mundo to the West, of Ward N.A. Municipality N.A., village panchayat Salvador Do Mundo taluka Bardez Goa District North Goa PIN 403521 admeasuring 246.04 sq.mts. area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.**

Sir,

I / We Alpha Consultants have undertaken assignment as Architect / Licensed Surveyor of certifying Completion of Construction Work of Villa 1 Building / N.A. Wing of the Building situated on the plot bearing PTS, Chalta No. / Survey no. / Plot no 6, 7 s/n 66/1 Ward N.A. Municipality N.A. village panchayat Salvador Do Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 246.04 sq.mts. Area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.

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

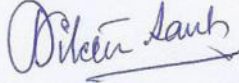
- M/s /Shri / Smt Alpha Consultants as L.S. / Architect;
- M/s /Shri / Smt Alpha Consultants as Structural Consultant
- M/s /Shri / Smt Epithelial Consultants as MEP Consultant
- M/s /Shri / Smt Dileep Malik as Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my / our knowledge I / We hereby certify that Villa 1 Building / N.A. Wing of the Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The Villa 1 Building / N.A. Wing of the



Building is granted Occupancy Certificate / Completion Certificate bearing number N.A.  
dated N.A. by N.A. (Local Planning Authority)

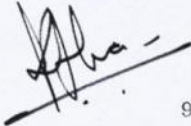
Yours Faithfully



**Niteen Sant**  
Consulting Engineer  
PWD/ENGER/148/88  
M.I.E, M; 43310  
TCP REG. NO. SE/0016/2011

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect with (Licence No. **MPDA/ARCH-40/2010-11/1056**)

**KABIR HIRA**



**KABIR HIRA**  
Architecture & Int. Design  
906, Barton Centre, M.G. Road  
Bangalore - 560 001.