

FORM 1
(See Rule 5(1) (a) (ii))
ARCHITECT'S CERTIFICATE

Date: 30-07-2024

To,
RIO LUXURY HOMES PRIVATE LTD.
Aldeia Serenia, Bouta Vaddo,
Assagao, Bardez- Goa

Sub: Certificate of Percentage of Construction Work of Residential Villas "A CAPPELLA" situated on the Plot bearing Survey No 94/1 demarcated by its boundaries to the NORTH, By Sy No. 92 of Village Oxel to the South, By Sy No. 99/6 of Village Oxel to the East by Sy No. 92/2 of Village Oxel, to the West By Sy No. 95/1 to 17 and 96/2,3,4 and 5, and 97/2,3,5,6 and by survey N. 98/1, 2,3 and 8 & 9 of Village Oxel PIN 403517 admeasuring 1351 sqmts and Remaining part of the same being developed by RIO LUXURY HOMES PVT LTD.

Ref: Goa RERA Registration Number _____.

Sir,

I Shri. Jairaj Nevrekar, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project "A", VILLA Project (Goa RERA Registration Number _____ situated on the Plot bearing Survey. No.94/1 Oxel Village Panchayat Bardez Taluka, District North Goa, and Pin Code 403517 admeasuring 15500 sq. mts. area being developed by Rio Luxury Homes.



Jairaj A. Nevrekar

Reg. No.: CA/83/7512

Associate Architect For Mr. Paresh Gaitonde

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

- i. Shri. Jairaj Nevrekar, as Architect.
- ii. Shri. Paresh Gaitonde as Structural Consultant.
- iii. Shri. Shailesh Madali 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 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

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	01 number of Basement(s) and Plinth	0%
3	number of Podiums	0%
4	Stilt Floor	0%
5	03 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 Staircase and Lifts, Overhead and Underground Water Tanks	0%
9	The External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building.	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, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	0%


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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	Sewage (chamber, lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree Planting	YES	0%	
6	Street Lighting	YES	0%	
7	Community Buildings	YES	0%	
8	Treatment and disposal of sewage and sullage water	NO	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)		0%	

Yours Faithfully,

Jairaj A. Nevrekar

Reg. No.: CA/83/7512

Associate Architect For Mr. Paresh Gaitonde

SHRI. JAIRAJ NEVREKAR
 Signature & Name (IN BLOCK LETTERS) OF Architect
 (License No.: _____)