

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
(Sec Rules 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: 6th February, 2018

To,
Estilo Moderno Realty Pvt. Ltd.,
Plot No. 4, Pharmaceutical Complex,
Karaswada, Mapusa, Goa

Subject:

Certificate of Percentage of Completion of Construction Work of 11 No. of Building(s)/ Wing(s) of the 1st Phase of the Project Estilo Patio situated on the Plot bearing PTS, ~~Chalta No.~~ Survey No. /Plot No. 259/8, demarcated by its boundaries By Road to the North By Survey No. 250/11 of Village Sancoale to the South By Survey No. 259/9 of Village Sancoale to the East By survey No. 259/7 of Village Sancoale to the West, of Ward 2 Municipality —, Village panchayat Sancoale taluka Mormugao District South Goa, PIN 403710 admeasuring 3654 sq. mts. area being developed by Estilo Moderno Realty Pvt. Ltd.

Ref: Goa RERA Registration Number _____

Sir,

I/We AMIT BAHL, DAAT (India) Pvt. Ltd. have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 11 No. of Building(s) / — Wing(s) of the 1st Phase of the Project, situated on the Plot bearing PTS, ~~Chalta No.~~ / Survey No. /Plot No. 259/8 of Ward 2 Municipality —, Village panchayat Sancoale, taluka Mormugao District South Goa, PIN 403710 admeasuring 3654 sq. mts. area being developed by Estilo Moderno Realty Pvt. Ltd.

Following technical professionals are appointed by Owner/ Promoter:

- i. M/s /Shri / Smt AMIT BAHL as Architect;
- ii. M/s /Shri / Smt PARESH GIATONDE as Structural Consultant
- iii. M/s /Shri / Smt JAYANT SAMAL as MEP Consultant
- iv. M/s /Shri / Smt ASIF M SHAIKH 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.

Yours Faithfully,

Amir Bahl
AMIT BAHL,
DAAT (India) Pvt. Ltd.
(License No. CA/97/22298)



TABLE A

Building/ Wing Number A1 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	1 No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	2 Number of slabs of superstructure	100
6	a) Internal wall & Internal plaster	100
	b) Flooring within flats / premises	100
	c) Doors and windows to each of the flat/ premises	100
7	a) Sanitary fittings within the flat/premises	100
	b) Electrical fittings within the flat/premises	100
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	100
	b) overhead and underground water tanks	0
9	a) External plumbing	100
	b) External Plaster and Elevation	100
	c) Completion of terraces with waterproofing of building / wing	100
	a) installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
10	b) electrical Fittings to common areas	0
	c) Electro mehcancile equipment, Compliance to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	50
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	80



TABLE A

Building/ Wing Number A2 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	1 No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	2 Number of slabs of superstructure	75
6	a) Internal wall & Internal plaster	25
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/ premises	0
7	a) Sanitary fittings within the flat/premises.	0
	b) Electrical fittings within the flat/premises	0
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	0
	c) Completion of terraces with waterproofing of building / wing	0
	a) installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
10	b) electrical Fittings to common areas	0
	c) Electro mehcance equipment, Complience to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	0



TABLE A

Building/ Wing Number A3 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	<u>1</u> No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	<u>2</u> Number of slabs of superstructure	75
6	a) Internal wall & Internal plaster	25
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/ premises	0
7	a) Sanitary fittings within the flat/premises	0
	b) Electrical fittings within the flat/premises	0
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	0
	c) Completion of terreces with waterproofing of building / wing	0
10	a) installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
	b) electrical Fittings to common areas	0
	c) Electro mehcancile equipment, Compliance to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	0



TABLE A

Building/ Wing Number A4 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	1 No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	2 Number of slabs of superstructure	75
6	a) Internal wall & Internal plaster	25
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/-premises	0
7	a) Sanitary fittings within the flat/premises	0
	b) Electrical fittings within the flat/premises	0
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	0
	c) Completion of terraces with waterproofing of building / wing	0
10	a) installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
	b) electrical Fittings to common areas	0
	c) Electro mehcanicle equipment, Compliance to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	0



TABLE A

Building/ Wing Number B1 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	<u>1</u> No of basement(s) and plint	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	<u>2</u> Number of slabs of superstructure	100
6	a) Internal wall & Internal plaster	100
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/ premises	0
7	a) Sanitary fittings within the flat/premises	0
	b) Electrical fittings within the flat/premises	50
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	100
	c) Completion of terreces with waterproofing of building / wing	100
10	a) installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
	b) electrical Fittings to common areas	0
	c) Electro mehcanicle equipment, Compliance to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	50



TABLE A

Building/ Wing Number B2 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	1 No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	2 Number of slabs of superstructure	100
6	a) Internal wall & Internal plaster	50
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/ premises	0
7	a) Sanitary fittings within the flat/premises	0
	b) Electrical fittings within the flat/premises	25
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	0
	c) Completion of terraces with waterproofing of building / wing	50
10	a) Installation of lift, water pumps, fire fighting fittings and Equipment as per CFO NOC	0
	b) electrical Fittings to common areas	0
	c) Electro mehcancile equipment, Compliance to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	0



TABLE A

Building/ Wing Number B3 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	1 No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	2 Number of slabs of superstructure	100
6	a) Internal wall & Internal plaster	50
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/ premises	0
7	a) Sanitary fittings within the flat/premises	0
	b) Electrical fittings within the flat/premises	25
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	0
	c) Completion of terraces with waterproofing of building / wing	50
10	a) installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
	b) electrical Fittings to common areas	0
	c) Electro mehcancile equipment, Compliance to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	0



TABLE A

Building/ Wing Number B4 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	<u>1</u> No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	<u>2</u> Number of slabs of superstructure	100
6	a) Internal wall & Internal plaster	25
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/ premises	0
7	a) Sanitary fittings within the flat/premises	0
	b) Electrical fittings within the flat/premises	0
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	0
	c) Completion of terraces with waterproofing of building / wing	0
	a) installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
10	b) electrical Fittings to common areas	0
	c) Electro mehcance equipment, Compliance to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	0



TABLE A

Building/ Wing Number B5 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	<u>1</u> No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	<u>2</u> Number of slabs of superstructure	100
6	a) Internal wall & Internal plaster	25
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/ premises	0
7	a) Sanitary fittings within the flat/premises	0
	b) Electrical fittings within the flat/premises	0
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	0
	c) Completion of terreces with waterproofing of building / wing	0
10	a) installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
	b) electrical Fittings to common areas	0
	c) Electro mehcanicle equipment, Compliance to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	0

Ushin Zaini
 AMIT BATH
 Architect
 CA/07/2008

TABLE A

Building/ Wing Number B6 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	1 No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	2 Number of slabs of superstructure	100
6	a) Internal wall & internal plaster	50
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/ premises	0
7	a) Sanitary fittings within the flat/premises	0
	b) Electrical fittings within the flat/premises	30
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	0
	c) Completion of terreces with waterproofing of building / wing	0
10	a) Installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
	b) electrical Fittings to common areas	0
	c) Electro mehcanicle equipment, Complience to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	0



TABLE A

Building/ Wing Number B7 (to be prepared separately for each Building/ Wing of the Project)

Sr.no	Task /Activity	Percentage of work done
1	Excavation	100
2	1 No of basement(s) and plinth	100
3	No of Podiums	NA
4	Stilt Floor	NA
5	2 Number of slabs of superstructure	100
6	a) Internal wall & Internal plaster	50
	b) Flooring within flats / premises	0
	c) Doors and windows to each of the flat/ premises	0
7	a) Sanitary fittings within the flat/premises	0
	b) Electrical fittings within the flat/premises	30
8	a) staircases, lift wells and lobbies at each floor level connecting staircase and lifts	50
	b) overhead and underground water tanks	0
9	a) External plumbing	0
	b) External Plaster and Elevation	0
	c) Completion of teraces with waterproofing of building / wing	0
10	a) installation of lift ,water pumps, fire fighting fittings and Equipment as per CFO NOC	0
	b) electrical Fittings to common areas	0
	c) Electro mehcnicle equipment, Compliance to condtion of environment /CRZ NOC	NA
	d) finishing to enterence lobby/s ,Plinth protection, paving of area appurtenant to building / wing, compound wall	0
	e) all other requirement as may be required to Obtain Occupation/Completion Certificate.	0



TABLE-B

Internal and 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	30	
2	Water Supply	Yes	0	
3	Sewerage(chamber, Lines, Septic tank, STP)	Yes	0	
4	Storm Water Drains	Yes	0	
5	Landscaping & Tree Planting	Yes	10	
6	Street Lighting	Yes	0	
7	Community Buildings	No	-	
8	Treatment and disposal of sewerage and sullage water	Yes	0	
9	Solid Waste management & Disposal	Yes	0	
10	Water Conservation, Rain Water Harvesting	No	0	
11	Energy management	No	0	
12	Fire protection and fire safety requirements	No	-	
13	Electrical meter room, sub-station, receiving station	Yes	0	
14	Others(Option To Add more)			

