

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:31/01/2018

To
M/s Alcon Developers
1st floor, Velho Building,
Near Municipal Garden,
Panaji - Goa.

**Subject : Certificate of Percentage of Completion of Construction Work of 6 Nos. of
Villas B-11, B-12, B-14 , D-15, E-16 & E-17, Phase- II of the Project Serenity
Avenue situated on the Plot no 68-D in Survey no. 13/1, 2 & 3 demarcated by its
boundaries**

For Villa B-11

**to the North : Municipal boundary of Panaji city; to the South: Internal access;
to the East : Villa C-10 ; to the West : Villa B-12**

For Villa B-12

**to the North : Municipal boundary of Panaji city ; to the South: Internal access ; to
the East : Villa B-11 ; to the West : internal access ;**

For Villa B-14

**to the North : Municipal boundary of Panaji city ; to the South : Internal access ;
to the East : internal access ; to the West : Villa D-15 ;**

For Villa E-16

**to the North : Internal access ; to the South : Open Space ;
to the East : Villa E-17 ; to the West : Open Space ;**

**For Villa D-15 to the North : Municipal boundary of Panaji city; to the South :
Common areas; to the East: Villa B-14 ; to the West : Open space ;**

**For Villa E-17 to the North : Common areas; to the South : Open space ;
to the East: Sy. No. 13/3; to the West : Villa B-14 ;**

of Village Panchayat of Chimbhel, Taluka Tiswadi, District North Goa PIN 403 006, admeasuring 2297.00 sq.mts. area being developed by M/s Alcon Developers

Ref: Goa RERA Registration Number Not Applicable

Sir,

I Sachin Agshikar have undertaken assignment as Design Architect for the Construction Work of the 6 nos. of villas **B-11, B-12, B-14, D-15, E-16 & E-17, of the Phase - II** of the Project Serenity Avenue situated on the plot no. 68-D in Survey no. 13/1, 2 & 3 of Village Panchayat of Chimbhel, Taluka Tiswadi District North Goa Pin403 006, admeasuring 2297.00 sq.mts. area being developed by **M/s Alcon Developers**

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

- (i) Shri Sachin Agshikar as Design Architect ;
- (ii) Shri Paresh Gaytonde as Structural Consultant
- (iii) M/s /Shri / Smt _____ Nil _____ as MEP Consultant
- (iv) Shri Sanjay Godkar as Site Supervisor

Based on Site Inspection, with respect to each of the Villa B-11, B-12, B-14, D-15, E-16 & E-17, Phase - II of the aforesaid Real Estate Project Serenity Avenue, I certify that as on the date of this certificate, the Percentage of Work done for each of the Villa/Wing of the Real Estate Project as registered vide number Not applicable under GoaRERA 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 bearing Number: **VILLA B11** in the project named '**SERENITY AVENUE (PHASE II)**'.

SR. NO	TASKS/ACTIVITY	Percentage of work done
1	Excavation	100%
2	<u> NIL </u> number of Basement(s) and Plinth	100%
3	<u> NIL </u> number of Podiums	NA
4	Stilt Floor	Nil
5	<u> 2 </u> number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	100%
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%

TABLE-A

Building bearing Number: **VILLA B12** in the project named '**SERENITY AVENUE (PHASE II)**'.

SR. NO	TASKS/ACTIVITY	Percentage of work done
1	Excavation	100%
2	<u> NIL </u> number of Basement(s) and Plinth	100%
3	<u> NIL </u> number of Podiums	NA
4	Stilt Floor	NA
5	<u> 2 </u> number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	55%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	35%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	50%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	50%
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	50%

TABLE-A

Building bearing Number: **VILLA B14** in the project named '**SERENITY AVENUE (PHASE II)**'.

SR. NO	TASKS/ACTIVITY	Percentage of work done
1	Excavation	100%
2	<u> NIL </u> number of Basement(s) and Plinth	100%
3	<u> NIL </u> number of Podiums	NA
4	Stilt Floor	NA
5	<u> 2 </u> number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	47%
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	50%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

TABLE-A

Building bearing Number: **VILLA E16** in the project named '**SERENITY AVENUE (PHASE II)**'.

SR. NO	TASKS/ACTIVITY	Percentage of work done
1	Excavation	100%
2	<u> NIL </u> number of Basement(s) and Plinth	100%
3	<u> NIL </u> number of Podiums	NA
4	Stilt Floor	NA
5	<u> 2 </u> number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	34%
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	50%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

TABLE-A

Building bearing Number: **VILLA D-15** in the project named **‘SERENITY AVENUE (PHASE II)’**.

SR. NO	TASKS/ACTIVITY	Percentage of work done
1	Excavation	0%
2	____ NIL ____ number of Basement(s) and Plinth	0%
3	____ NIL ____ number of Podiums	NA
4	Stilt Floor	NA
5	____ 2 ____ 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 / Wing,	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

TABLE-A

Building bearing Number: **VILLA E-17** in the project named '**SERENITY AVENUE (PHASE II)**'.

SR. NO	TASKS/ACTIVITY	Percentage of work done
1	Excavation	100%
2	____ NIL ____ number of Basement(s) and Plinth	100%
3	____ NIL ____ number of Podiums	NA
4	Stilt Floor	NA
5	____ 2 ____ number of Slabs of Super Structure	50%
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 / Wing,	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/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 II of Serenity Avenue**

Sr. No.	Common areas and Facilities, Amenties	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	YES	50%	Common for Phase I,II,&III
2.	Water Supply	YES	50%	Laying of pipelines, Construction of Sump tank, and pump room. Water shall be supplied by PWD
3.	Sewarage (chamber, lines, Septic Tank , STP)	YES	50%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings (Club House)	YES	100%	Completed in Phase I, Common for Phase I,II, & III, ownership remains with developer, facility available on Charges.
8.	Treatment and disposal of sewage and sullage water	NO	0%	
9.	Solid Waste management & Disposal	NO	0%	
10.	Water conservation, Rain water harvesting	NO	0%	
11.	Energy management	NO	0	
12.	Fire protection and fire safety requirements	NO	0%	
13.	Electrical meter room, sub-station, receiving station	YES	90%	Common for Phase I,II, & III
14.	Others (Option to Add more)			

Your Faithfully



Sachin Agshikar

License No . CA / 32 / 14762