

RONAND PRAKASH

ARCHITECTURE

Ronand Prakash

Phone : 0091 0832 9405868899

Mobile : 0091 94058 68899

Website : www.caijnholo.in

Email : ronandprakash450@gmail.com

Correspondence Address : 143-1/14

Near The Church, Zari, Zuarinagar-403726, GOA

**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****Date: 01.01.2024**

To
Mr. Anthony Cedric Dias,
Proprietor,
Prime Builders,
2nd Floor, Prime Corner,
Vasco da Gama
Goa – 403802

Subject : Certificate of Percentage of Completion of Development work of the Project "Prime Estate", situated on the property bearing Survey No. 111/1-A & 188/1-C of Sancoale Village, demarcated by its boundaries on the North; by the property bearing Survey No. 188/1 of Sancoale Village and thereafter by the property bearing Survey No. 188/1-A of Sancoale Village, on the South partly by the property bearing Survey No. 188/1 of Sancoale Village and partly by road, on the East by National Highway 566 (17-B) and on the West; by the property bearing Survey No. 188/1 of Sancoale Village, partly occupied by Electricity Department, Village Panchayat of Sancoale, Mormugao Taluka, South Goa District PIN 403726 admeasuring 63,089 sq.mts. area being developed by Mr. Anthony Cedric Dias, Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama, Goa

Ref: Goa RERA Registration Number (Fresh Application)



**Ar. Ronand Prakash
CA / 2001 / 28028**

11 JAN 2024

RONAND PRAKASH

ARCHITECTURE

Ronand Prakash

Phone : 0091 0832 9405868899

Mobile : 0091 94058 68899

Website : www.cdnjhala.in

Email : ronandprakash450@gmail.com

Correspondence Address : 143-1/14

Near The Church, Zari, Zuarinagar-403726, GOA

Sir,

I **Ar. Ronand Prakash** have undertaken assignment as Architect, **CA/2001/28028**, of certifying Percentage of Completion of Development Works of the Plotted Development Single Phase Project "Prime Estate", situated on the property bearing Survey No. 111/1-A & 188/1-C of Sancoale Village, demarcated by its boundaries on the North; by the property bearing Survey No. 188/1 and thereafter by the property bearing Survey No. 188/1-A of Sancoale Village, on the South partly by the property bearing Survey No. 188/1 of Sancoale Village and partly by road, on the East by National Highway 566 (17-B) and on the West; by the property bearing Survey No. 188/1 of Sancoale Village, partly occupied by Electricity Department, Village Panchayat of Sancoale, Mormugao Taluka, South Goa District PIN 403726 admeasuring 63,089.00 sq.mts. area being developed by Mr. Anthony Cedric Dias, Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama, Goa

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

- (i) Mr. R.N. Volvoikar as Town Planner to plan and certify the sub-division plan.
- (ii) Ar. Ronand Prakash as Architect; to do all other works
- (iii) Shri A. Olavo Carvalho as Structural Consultant

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for Real Estate Project as registered vide number (Fresh Application) 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.



1 JAN 2024

Ar. Ronand Prakash
CA / 2001 / 28028

Table A
Building

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	N.A.
2	0 No. Plinth	N.A.
3	Stilt Floor	N.A.
4	0 number of Slabs of Super Structure	N.A.
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	N.A.
6	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	N.A.
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	N.A.
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	N.A.
9	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	N.A.



1 JAN 2024

Ar. Ronand Prakash
CA / 2001 / 28028

TABLE-B

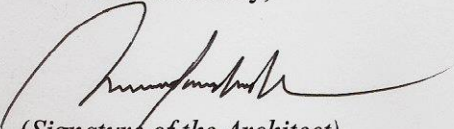
Internal & External Development Works in Respect of the entire Registered Phase

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 Tank, STP)	NO	-	-
4	Storm Water Drains	YES	0%	-
5	Landscaping & Tree Planting	NO	-	-
6	Street Lighting	NO	-	-
7	Community Buildings	NO	-	-
8	Treatment and disposal of sewage and sullage water	NO	-	-
9	Solid Waste management & Disposal	NO	-	-
10	Fire protection and fire safety requirements	NO	-	-
11	Erection of Electrical Transformer and Distribution Lines	YES	0%	-
12	Re-Alignment of existing electrical lines in property	YES	20%	-
13	Site levelling and preparation	YES	100%	-
14	Construction of Compound Wall	YES	100%	-

Percentage Completion corresponding to whole project is 18%

Yours faithfully,




(Signature of the Architect)

Date: 11 JAN 2024

Ar. Ronand Prakash
CA / 2001 / 28028

Place: Vasco da Gama, Goa

(Name of the Architect & Registration Number)