PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING FOR M/S ASHVAMEDH DEVELOPERS IN PLOT BEARING SY.NO 103/1, SITUATED AT CARAPUR VILLAGE OF BICHOLIM TALUKA- GOA.		
PERTICULARS	REMARKS	SOURCE DOCUMENTS
NUMBER OF GARAGES	6 NOS	GET IT FROM ARCHITECT AND REVERIFY IT WITH SANCTIONED PLAN.
AREA OF RECREATIONAL SPACE (IN SQ.MTS)	1292.72 M2	
TOTAL AREA OF GARAGES (IN SQ.MTS)	130.84 M2	
NUMBER OF OPEN PARKING	13NOS	
TOTAL AREA OF OPEN PARKING (IN SQ.MTS)	162.5 M2	
NUMBER OF COVERED PARKING	19 NOS IN STILT PARKING	
TOTAL AREA OF COVERED PARKING (IN SQ.MTS)	(STILT PARKING) 506.41 M2	
DETAILS OF ARCHITECTURAL AND DESIGN STANDARDS.		

PARTICULARS	REMARKS	SOURCE DOCUMENTS
ARCHITECT NAME	Arch. Jayesh Phadte	DETAILS TO BE OPTAINED FROM ARCHITECT
EMAIL ID	jayeshphadte@rediffmail.com	
ADDRESS LINE 1	AM2, Ground Floor, Bldg. A, Sarthak Harmony.	
ADDRESS LINE 2	Behind Ponda Commerce Center, Ponda - Goa.	
STATE	Goa	
DISTRICT	Ponda	
PIN CODE	403401	
YEAR OF ESTABLISHMENT	2000	
NO.OF PROJECTS COMPLETED	300 PROJECTS	
VALUE OF PROJECT COMPLETED	90.0 CR	

Current Project Details

Particulars	Remarks
Project Name	**Proposed commercial cum residential building for M/S Ashvamedh Developers in plot bearing Sy.no 103/1, situated at Carapur village of Bicholim taluka.**
Total Area of Land (in Sq.Mts)	**3375.00 m2**
Total Open Area (in Sq.Mts)	**2532.72 m2**
Total Covered Area (in Sq.Mts)	**842.28 m2**
Project Address Line 1	**Plot bearing Sy.no 103/1.**
Project Address Line 2	**Situated at Carapur village of Bicholim Taluka.**
District (North Goa/South Goa)	**North Goa.**
Taluka (Tiswadi/Sattari/Bicholim/ Pernem/Bardez)	**Bicholim Taluka.**

Separate Bank Account Details

Particulars	Remarks
Bank Name	
Branch Name	
Account No.	
IFSC Code	
State	Goa
District (North Goa/South Goa)	

Form 2

ARCHITECT'S CERTIFICATE

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

Date .

To,

M/S Ashvamedh Developers
H.No. 79,Cimulwada Marcela,
Ponda – Goa.

Subject: Certificate of percentage of completion of construction work of **Proposed commercial cum residential building** , Situated on the plot bearing **Sy.no 103/1,** demarcated by its boundaries (Latitude and longitude of the end points) **by Sanquelim State Highway** to the North **by natural water course beyond which is the property surveyed under Survey No.109/1** to the South **by property under Survey No. 103/2** to the East **by natural water course beyond which is the property surveyed under Survey No.109/1** to the West of Division of **Carapur Village**, Panchayat of **Bicholim Taluka** of **North Goa** District. **403504** PIN , admeasuring **3375.00 sq. mts.** area being developed by **M/S Ashvamedh Developers.**

Sir,

I **Arch Jayesh Phadte** have undertaken assignment as Architect / Licensed Surveyor of certifying percentage of Completion of Construction work of the **Proposed commercial cum residential building** situated on the plot bearing **Sy.no 103/1 , of Carapur Village** Panchyat of of **Bicholim Taluka** ,**North Goa** District **4034504** PIN admeasuring **3375.00 sq. mts.** area being developed by **M/S Ashvamedh Developers.**

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

   (i) **Arch Jayesh Phadte** as L.S. /Architect ;

   (ii) **Mr. Prakash .S.P Lawande** as Structural Consultant

   (iii) **Arch. Jayesh Phadte** as MEP Consultant

   (iv) M/s/Shri/Smt_____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 here by certify tha Building/_____Wing of the Building has been completed in all aspects and it for occupancy for which it has been erected/ re-erected/ constructed and enlarged. The Building/.....
Wing of the Building is granted Occupancy Certificate/ Completion Certificate bearing number dated by(Local Planning Authority)

Your faithfully

Signature & Name of L.S/Architect

JAYESH S PHADTE
AMR. G1, 1ST FLR, SARTHAK HARMONY,
BEHIND [illegible] COMMERCE CENTER,
PONDA-GOA

License No. _____

AR/0039/2010

AM2, GROUND FLOOR, BLDG. A, SARTHAK HARMONY, BEHIND PONDA COMMERCE CENTER, PONDA GOA TEL. 0832-2318720, MOB. 9822120118

Jayesh Phadte
ARCHITECT AND INTERIOR DESIGNER

FORM 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of On-Going Project and for withdrawal of Money from Designated Account)

Date: 04 . 6 . 2018

To,

M/S Ashvamedh Developers
H.No. 79,Cimulwada Marcela,
Ponda – Goa.

Subject: Certificate of percentage of completion of construction work of **Proposed commercial cum residential building** situated on the plot bearing **Sy.no 103/1,** demarcated by its boundaries (Latitude and longitude of the end points) **by Sanquelim State Highway** to the North **by natural water course beyond which is the property surveyed under Survey No.109/1** to the South **by property under Survey No. 103/2** to the East **by natural water course beyond which is the property surveyed under Survey No.109/1** to the West of Division of **Carapur Village**, Panchayat of **Bicholim Taluka** of **North Goa** District **403504** PIN admeasuring **3375.00 sq. mts.** area being developed by **M/S Ashvamedh Developers.**

Ref: For Goa RERA Registration Number

Sir,

I **Arch.Jayesh Phadte** have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the **Proposed commercial cum residential building** situated on the plot bearing **Sy.no 103/1,** of **Carapur Village** Panchyat of **Bicholim Taluka** North Goa District **403504** PIN admeasuring **3375.00 sq. mts.** area being developed by **M/S Ashvamedh Developers.**

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

(i) Arch. Jayesh Phadte as L.S./Architect:

(ii) **Mr. Prakash. S.P. Lawande** Structural Consultant

(iii) **Arch. Jayesh Phadte** as MEP consultant

(iv) **Mr.** 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 applied for registration 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

Table A

Residential building Number -3

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	Started
2	Number of basement(s) and plinth	Plinth
3	Number of Podiums	
4	Stilt Floor	Not yet started
5	Number of Slabs Of Super Structure (5 slabs)	5 slabs (not yet started)
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	Not yet started
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	Not yet started
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	Not yet started
9	The external plumbing and external Plaster, Elevation , completion terraces with waterproofing of the building /wings,	Not yet started
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	Not yet started

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 and Footpaths	YES	0	Not yet started
2	Water Supply	YES	0	Not yet started
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0	Not yet started
4	Storm Water Drains	NO	0	Not yet started
5	Landscaping & Tree Planting	NO	0	Not yet started
6	Street Lighting	NO	0	Not yet started
7	Community Buildings	NO	0	NA
8	Treatment and Disposal of Sewage And Sullage water	NO	0	Not yet started
9	Solid Waste Management & Disposal	NO	0	NA
10	Water Conservation , Rain water harvesting	NO	0	NA
11	Energy Management	NO	0	NA
12	Fire Protection And Fire safety Requirements	NO	0	NA
13	Electrical meter R room, Sub-station, Receiving station	YES	0	NA
14	Others (Option to Add more)	NO	0	NA

Your Faithfully

Signature & Name Of Architect

JAYESH S. PHADTE
ARCHITECT
B/1 & 2, SARTHAK HARMONY,
BEHIND PONDA COMMERCE CENTER,
PONDA-GOA

License No. AR/0039/2010

Annexure'A'

Statement for calculation of Receivables from the sales of the ongoing Real Estate

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING FOR M/S ASHVAMEDH DEVELOPERS IN PLOT BEARING SY NO. 165/1, SITUATED AT CARAPUR VILLAGE OF BICHOLIM TALUKA.

SOLD INVENTORY			Annexure 3	
Sr No.	Flat No.	Carpet Area (in Sq.Mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount
1				
2				
			Total	0.00

UNSOLD INVENTORY VALUATION

Ready Reckonor Rate as on the date of Certificate of the Residential /commercial premises Rs per sq.mtrs.

Sr No.	SHOP No.	Carpet Area (in Sq.Mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	SH NO.1	31.17	
2	SH NO.2	37.62	
3	SH NO.3	29.67	
4	SH NO.4	46.3	
5	SH NO.5	26.28	
6	SH NO.6	24.33	
7	SH NO.7	28.8	
8	SH NO.8	38.72	
9	SH NO.9	17.9	
10	SH NO.10	39.18	
11	SH NO.11	26.75	
12	SH NO.12	21.62	
13	SH NO.13	28.21	

Sr No.	MEZZANINE	Carpet Area (in	Unit Consideration as per
1	SH NO.1	10.23	
2	SH NO.2	12.84	
3	SH NO.3	10.71	
4	SH NO.4	16.96	
5	SH NO.5	9.36	
6	SH NO.6	7.95	
7	SH NO.7	9.78	
8	SH NO.8	14.74	
9	SH NO.9	6	

10	SH NO.10	11.46	
11	SH NO.11	8.74	
12	SH NO.12	7.25	
13	SH NO.13	7.67	
Sr No.	Flat No.	Carpet Area (in SQ.MTS)	Unit Consideration as per Reddy Reckoner Rate (A5K)
1	01	28.76	
2	02	60.23	
3	03	60.14	
4	101	28.76	
5	102	60.23	
6	103	60.14	
7	104	43.1	
8	201	28.76	
9	202	60.23	
10	203	60.14	
11	204	43.1	
12	301	57.88	
13	302	58.26	
14	303	60.23	
15	304	60.14	
16	305	43.1	
17	306	60.97	
18	307	60.82	
19	308	60.27	
20	401	57.88	
21	402	58.26	
22	403	60.97	
23	404	60.82	
24	405	60.27	
Total			

Behind
Adisha
Theatre
Goa
Phone
315615

Prakash S. P. Lawande
Consulting Engineer

॥ Shri ॥

FORM-3
See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

Date: 04/06/2018

To,
M/S Ashvamedh Developers,
H.No. 79, Cimulwada Marcela
Ponda-Goa

Subject: Certificate of Cost Incurred for Construction of Proposed Commercial Cum Residential Building situated on the Plot bearing Survey no. 103, sub div.no.1, demarcated by its boundaries (Latitude and Longitude of the end points) by Sanquelim State Highway to the North with the natural water course beyond which is the property surveyed under survey no. 109/1, to the South with the property under survey no.103/2 to the East with the natural water course beyond which is the property surveyed under survey no. 109/1 and to the West with the division of Carapur village, Panchyat of Bicholim Taluka District North Goa, PIN 403504 admeasuring 3375 sq.mts. area being developed by M/S Ashvamedh Developers.

Ref: Goa RERA Registration Number _____

Sir,

I, **Prakash S.P. Lawande** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being structural consultant for proposed commercial cum residential building, situated on the plot bearing Survey no. **103**, sub div no. **1** by Sanquelim State Highway, Taluka **Bicholim**, District **North Goa**, PIN **403504** admeasuring **3375 sq.mts**. area being developed by M/S Ashvamedh Developers.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) Shri **Jayesh Phadte** as L.S./Architect.
   (ii) Shri **Prakash S.P. Lawande** as Structural Consultant.
   (iii) Shri **Jayesh Phadte** as MEP Consultant
   (iv) Shri _____as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 6,61,72,560/-**(Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Town & Country Planning Department, North Goa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs NIL/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Town & Country Planning Department, North Goa** (planning Authority) is estimated at **Rs 6,61,72,560/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number___or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 04/06/2018 date of Registration is	Rs. 5,94,22,560/-
2	Cost incurred as on 04/06/2018 (based on the Estimated cost)	Rs. NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,94,22,560/-
5	Cost Incurred on Additional /Extra Items as on 04/06/2018 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26/3/2018 date of Registration is	Rs. 67,50,000/-
2	Cost incurred as on 26/3/2018 (based on the Estimated cost)	Rs. NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 67,50,000/-
5	Cost Incurred on Additional /Extra Items as on 26/3/2018 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully

Signature of Engineer
(Licence No: SE / 0006 / 2010)

PRAKASH S. PATANKAR
B. E. (CIVIL)
PWD Reg. No. 407 / 95
T.C.P.D (STRUCT.) ENG. NO.
SE/ 0006/2010

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)