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ARCHITECT'S CERTIFICATE

To
Mr Jevottam Alias Tanmay Ulhas Kholkar
Plot No.22-B, GF-1, Happy Home Co-Op. Soc.
La-Campala, Miramar Goa – 403 001

Date: 14 OCTOBER 2021

Subject: Certificate of Cost Incurred for Construction Work of Commercial / Residential Blocks (MANAS COUNTRY) at Neura-O-Grande, Goa, 04 Nos. of Building(s), situated on the Property bearing Survey No. 248/2-A demarcated by its boundaries (latitude and longitude of the end points) To the North: By Road ; To the South: By property of Ana Severina Souza bearing Survey No. 248/7, property of Comunidade of Neura-O –Grande and of Andre Afonso under Survey No. 248/8 ; To the East: By the property of Iria Lobo e Noronha under survey No. 248/3 , by property of Shiva Putu Naik bearing Survey no. 248/6 and by “ Dis-annexed portion” admeasuring an area of 1052 Sqmtrs belonging to Mr. Pramod Prakash Naik and Digambar Prakash Naik (which dis-annexed portion bears present survey No. 248/2) ; To the West: By property of Antonio Rui Noronha Ferriera under survey no. 248/1 and by property under survey No. 248/5 of Fornabhat, Neura-o-Grande village, Taluka Tiswad, District North Goa, PIN: 403104, totally admeasuring 6798 sq.mts. area being developed by Mr Tanmay Ulhas Kholkar, proprietor M/s Manas Developers, Miramar Goa.

Ref: Goa RERA Registration Number - N.A.

Sir,

I Mr Harsh Patel have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the commercial/Residential Blocks, situated on Survey no. 248/2A of , Forna baht , Neura-O-Grande Village Panchayat, Tiswadi Taluka, North District , Pincode – 403104, admeasuring 6798 sq.mts. area being developed by Mr Tanmay Ulhas Kholkar proprietor M/s Manas Developers, Miramar Goa.

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

(i) Shri Harsh Patel as Architect.

(ii) Shri Paresh Gaitonde as Structural Consultant.

(iii) Shri Harsh Patel as MEP Consultant.

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 N.A. 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
Building Name – Block A

Sr No.	Tasks/ Activity	Percentage of Work Done
1	Excavation	0 %
2	<u>NIL</u> number of Basement(s) and Plinth	-
3	<u>NIL</u> number of Podiums	-
4	<u>NIL</u> - Stilt Floor	0 %
5	2 numbers 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 Name – **Block B**

Sr No.	Tasks/ Activity	Percentage of Work Done
1	Excavation	0 %
2	<u>NIL</u> number of Basement(s) and Plinth	-
3	<u>NIL</u> number of Podiums	-
4	<u>NIL</u> - Stilt Floor	0 %
5	3 numbers 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 Name – **Block C**

Sr No.	Tasks/ Activity	Percentage of Work Done
1	Excavation	0 %
2	<u>NIL</u> number of Basement(s) and Plinth	-
3	<u>NIL</u> number of Podiums	-
4	<u>NIL</u> - Stilt Floor	0 %
5	3 numbers 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 Name – Block D

Sr No.	Tasks/ Activity	Percentage of Work Done
1	Excavation	0 %
2	<u>NIL</u> number of Basement(s) and Plinth	-
3	<u>NIL</u> number of Podiums	-
4	<u>NIL</u> - Stilt Floor	0 %
5	3 numbers 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 B
Building Name – **Block A**

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 %	Will be provided by the promoter
2	Water Supply	Yes	0 %	Will be provided by PWD dept
3	Sewerage (chamber, lines, Septic Tank)	Yes	0 %	will be provided by the promoter
4	Storm Water Drains	Yes	0 %	Will be provided by the promoter
5	Landscaping & Tree Planting	Yes	0 %	Landscaping will be provided by the promoter
6	Street Lighting	Yes	0 %	Will be provided by the promoter
7	Community Buildings	No	-	NA
8	Treatment and disposal of sewage and sullage water	No	-	N.A.
9	Solid Waste management & Disposal	No	-	N.A.
10	Water conservation, Rain water harvesting	Yes	-	Will be provided by the promoter
11	Energy management	Yes	0 %	Will be provided by the promoter
12	Fire protection and fire safety requirements	No	-	N.A.
13	Electrical meter room, sub-station, receiving station	Yes	-	Electrical Meter Room & Transformer will be provided by the promoter
14	Others (Option to Add more)	No	-	N.A.

TABLE B
Building Name – **Block 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 %	Will be provided by the promoter
2	Water Supply	Yes	0 %	Will be provided by PWD dept
3	Sewerage (chamber, lines, Septic Tank)	Yes	0 %	will be provided by the promoter
4	Storm Water Drains	Yes	0 %	Will be provided by the promoter
5	Landscaping & Tree Planting	Yes	0 %	Landscaping will be provided by the promoter
6	Street Lighting	Yes	0 %	Will be provided by the promoter
7	Community Buildings	No	-	NA
8	Treatment and disposal of sewage and sullage water	No	-	N.A.
9	Solid Waste management & Disposal	No	-	N.A.
10	Water conservation, Rain water harvesting	Yes	-	Will be provided by the promoter
11	Energy management	Yes	0 %	will be provided by the promoter
12	Fire protection and fire safety requirements	No	-	N.A.
13	Electrical meter room, sub-station, receiving station	Yes	-	Electrical Meter Room & Transformer will be provided by the promoter
14	Others (Option to Add more)	No	-	N.A.

TABLE B
Building Name – **Block C**

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 %	Will be provided by the promoter
2	Water Supply	Yes	0 %	Will be provided by PWD dept
3	Sewerage (chamber, lines, Septic Tank)	Yes	0 %	will be provided by the promoter
4	Storm Water Drains	Yes	0 %	Will be provided by the promoter
5	Landscaping & Tree Planting	Yes	0 %	Landscaping will be provided by the promoter
6	Street Lighting	Yes	0 %	Will be provided by the promoter
7	Community Buildings	No	-	NA
8	Treatment and disposal of sewage and sullage water	No	-	N.A.
9	Solid Waste management & Disposal	No	-	N.A.
10	Water conservation, Rain water harvesting	Yes	-	Will be provided by the promoter
11	Energy management	Yes	0 %	will be provided by the promoter
12	Fire protection and fire safety requirements	No	-	N.A.
13	Electrical meter room, sub-station, receiving station	Yes	-	Electrical Meter Room & Transformer will be provided by the promoter
14	Others (Option to Add more)	No	-	N.A.

TABLE B
Building Name – Block D

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 %	Will be provided by the promoter
2	Water Supply	Yes	0 %	Will be provided by PWD dept
3	Sewerage (chamber, lines, Septic Tank)	Yes	0 %	will be provided by the promoter
4	Storm Water Drains	Yes	0 %	Will be provided by the promoter
5	Landscaping & Tree Planting	Yes	0 %	Landscaping will be provided by the promoter
6	Street Lighting	Yes	0 %	Will be provided by the promoter
7	Community Buildings	No	-	NA
8	Treatment and disposal of sewage and sullage water	No	-	N.A.
9	Solid Waste management & Disposal	No	-	N.A.
10	Water conservation, Rain water harvesting	Yes	-	Will be provided by the promoter
11	Energy management	Yes	0 %	will be provided by the promoter
12	Fire protection and fire safety requirements	No	-	N.A.
13	Electrical meter room, sub-station, receiving station	Yes	-	Electrical Meter Room & Transformer will be provided by the promoter
14	Others (Option to Add more)	No	-	N.A.

Yours Faithfully

Signature

(Mr Harsh Patel)

(License No. CA/2009/44582)

HARSH PATEL

ARCHITECT

Reg.No.CA/2009/44582