

**M.G. Arsekar** b.arch. aiaa.

Architect, Interior & Landscape designer

Pancharatna, B-S2, New market,  
Martires Dias Rd, Margao-Goa.  
Ph: 2730491 (0832)

**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: 23/2/18**

To,  
Kayji Real Estate Pvt. Ltd.  
Anand Bhavan, Old Station Road,  
Margao, Goa.

Subject: Certificate of Completion of construction work of Residential/ Commercial Building/with 3 wing of the) Single -phase of the Project **Kayji Palladium** situated on the Plot bearing P.T.Sheet No.224 of Chalta No.5 demarcated by its boundaries (latitude and longitude of the end points) **Latitude-** 50 16' 25.98 N Longitude- 50 16 48.79 E to the North Latitude- 15 16' 18.35 N Longitude- 73 58 45.45 E to the South Latitude- 15 16' 19.53 N Longitude- 73 58' 46.63 E to the East Latitude- 15 16' 20.10 N Longitude- 73 58' 44.63 E to the West of Ward Gogal, Municipality Margao Taluka Salcete, District South Goa, PIN 403601 admeasuring 3980.00 sq. mts. area being developed by Kayji Real Estate Pvt. Ltd.

Ref: Goa RERA Registration Number \_\_\_\_\_

Sir,

I, **Milind Arsekar** have undertaken assignment as Architect of certifying percentage of Completion of Construction work of residential/commercial building/Three wing of the building situated on the plot bearing PTS, 225 of Chalta No.5Ward Gogal Municipality Margao, Taluka Salcete, District South Goa, PIN 403601 admeasuring 3980.00 sq. mtrs. area being developed by Kayji Real Estate Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:
  - i) Shri. **Milind G. Arsekar** as Architect;
  - ii) Shri. **Vidyadar Kakodkar** as Structural Consultant;
  - iii) Shri. **Uday Gulvankar** 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 A

Building/Wing Number \_\_\_\_ (to be prepared separately for each building/ Wing of the project)

The proposed commercial Project named \_\_\_\_\_ is partly commercial and partly residential, having three wings attached to one another forming one building. There are common passages, foyers, lifts, main staircase, and fire escape staircases at different points in each wing. There is basement and stilt floor accommodating ample car park separately for commercial and residential owners.

First two and half floors are commercial and rest six floors are residential as described below.

Its Ground and First floor is total commercial with the shops. There are 29 shops with attached toilets on each floor.

On second floor in wing A and B there are 3 offices with attached toilet in each wing. In wing C there are four duplex flats with internal staircase. Accommodating sitting dining, kitchen, store, toilets, bed room, balconies and terrace on one floor, on next floor each unit is having common family room, two bedrooms with attached toilets and balconies.

On third, fourth and fifth floor in A and B wing there are 4 double bed flats with attached toilets, sitting dining, kitchen, balconies and terrace. In wing C duplex flats as described above.

On sixth floor in wing A there are two bed three flats and community centre in B block and three duplex flats in wing C with Open terraces and swimming pool.

On seventh floor there is one three bed room flat and one two bed room flat in wing A. One Three bed room flat in Wing B, in Wing C there are upper portion of three duplex flats.

There are Three overhead water tanks each divided for residential and fire fighting. With enough of common terrace.

Building/Wing Number \_\_\_\_ (to be prepared separately for each building/ Wing of the project)

Sr. No	Tasks / Activity	Percentage of work done
1	Excavation of all the wings joined into one	100%

2	R C C Foundation raft footing and slab	100%
3	Basement of all the wings	60%
4	Stilt floor of all the wings	60%
5	8 number of slabs of super structure	
5a	Ground floor shops	50%
5b	First floor shops	50%
6	Internal walls internal plaster flooring doors and windows	Nil
7	Sanitary fittings in the premises	Nil
8		Nil
9		Nil
10		NIL

Table -B

Sr.No	Common areas and facilities Amenities	Proposed Y/N	Percentage of work done	Details
1	Internal roads and passages	Y	Nil	N A
2	Water supply	Y	Nil	NA
3	Sewarage (Chamber, lines Septic tank STP	Y	Nil	N A
4	Storm water drains	Y	Nil	NA

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Date:

5	Landscaping & tree Planting	Y	Nil	NA
7	Community building	N	Nil	NA
8	Treatment and disposal of sewage and sullage water	Y	Nil	NA
9	Solid waste management	Y	Nil	NA
10	Water Conservation rain Water harvesting	N	Nil	NA
11	Energy management	N	Nil	NA
12	Fire protection and fire safety requirement	Y	Nil	NA
13	Electrical meter room, sub-station, receiving station	Y	Nil	NA
14	Others	Nil	Nil	NA

Yours Faithfully



MILIND G. ARSEKAR  
**ARCHITECT**

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architects, landscape & int. designers,  
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Martires Dias Road,  
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C O A Regd. No.: CA/84/7989  
TCP Dept Goa Regd. no: AR/0041/2011

**Latitude And Longitude**

North – Latitude 50 16' 25.98 N

Longitude 50 16' 48.79 E

South – Latitude 15 16' 18.35 N

Longitude 73 58' 45.45 E

East– Latitude 15 16' 19.53 N

Longitude 73 58' 46.63 E

West – Latitude 15 16' 20.10 N

Longitude 73 58' 44.63 E