



SOARES & ASSOCIATES

ARCHITECTS



orty f. soares
bryan j. soares

b. arch. f.l.l.a. ca/89/12049

b. arch. f.l.l.a. ca/89/12085

Ref. No.

Date.

FORM 1

ARCHITECT'S CERTIFICATE

Date: 17.03.2020

To,
MVR Seaview Homes Pvt. Ltd.
H. No: 15/153/A-2, 1st Floor
Above Audi Goa Showroom,
Opp Harley Davidson Showroom,
Caranzalem, Panjim, Goa-403002

Subject: Certificate of percentage of completion of construction work of Block C1, No. of Building (s) 1 Wing(s) of the phase 3 of the project (New Application) situated on the plot bearing Survey No. 221/1-A demarcated by its boundaries (Latitude and longitude o f the end points) Sy. No. 206/6, 210/1 to the North Sy. No. 211/1-A (Part) to the south Sy. No. 210/1, 3 to the east Sy. No. 198, 206/4 to the West Of Division of Municipality Sancoale Village, Panchayat Sancoale Taluka Mormugao District South Goa PIN 403802 admeasuring 820.00 sq. mts. Area being developed by MVR Seaview Homes Pvt. Ltd.

Ref: Goa RERA Registration Number (New Application)

Sir,

I, Mr. Bryan J Soares have undertaken assignment as Architect of certifying percentage of completion of construction work of the **Block C1** Building(s) /1Wing (s) of the **3rd** phase of the project, situated on the plot bearing Survey No. **211/1-A** of Municipality **Sancoale** Village, Panchayat Sancoale Taluka **Mormugao** District **South Goa** PIN 403802 admeasuring **820.00** sq. mts. area being developed by **MVR Seaview Homes Pvt. Ltd.**

1. Following technical professionals are appointed by owner/ promoter:-

- (i) Shri Bryan J. Soares as Architect;
- (ii) Shri Paresh Gaitonde as Structural Consultant;
- (iii) M/s Sadekar Enviro Engineers Pvt. Ltd. As MEP consultant;
- (iv) Shri Satya as site supervisor.



Based on site inspection, with respect to each of the building/wing of the aforesaid Real Estate, 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 NEW 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

Block C1

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	-
2	Number of basement(s) and plinth	-
3	Number of podiums	-
4	Stilt Floor	-
5	Number of slabs of super structure	-
6	Internal walls, Internal plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ premises	-
7	Sanitary Fittings within the Flat/ premises, Electrical Fittings within the Flat/ premises	-
8	Staircases, Lifts wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and underground water Tanks	-
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the building/ wings.	-
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 condition 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	-



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 Footpath's	Yes	0	NA
2	Water Supply	Yes	0	NA
3	Sewerage(chamber, Lines, Septic Tank, STP)	Yes	0	NA
4	Storm Water Drains	Yes	0	NA
5	Landscaping & Tree Planting	Yes	0	NA
6	Street lighting	Yes	0	NA
7	Community Buildings	No	0	NA
8	Treatment and Disposal of Sewage and Sullage Water	No	0	NA
9	Solid Waste Management & Disposal	No	0	NA
10	Water Conservation, Rain water harvesting	Yes	0	NA
11	Energy Management	Yes	0	NA
12	Fire Protection And Fire Safety Requirements	Yes	0	NA
13	Electrical meter R room, Sub-station, Receiving station	Yes	0	NA
14	Other (option to Add more)	No	0	NA

Yours Faithfully

Signature & Name of Architect

Licence No.

Bryan J. Soares

Reg. No. CA/89/12085

AR/0031/2010



FORM 2

ARCHITECT'S CERTIFICATE

Date: 17.03.2020

To,
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Sir,

I, Mr. Bryan J Soares have undertaken assignment as Architect of certifying percentage of completion of construction work of the **Block C1 Building(s) /1Wings (s) of the 3rd phase** of the project, situated on the plot bearing Survey No. **211/1-A** of Municipality **Sancoale Village**, Panchayat Sancoale Taluka **Mormugao District South Goa** PIN 403802 admeasuring **820.00** sq. mts. area being developed by **MVR Seaview Homes Pvt. Ltd.**

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- (iv) Shri Satya as site supervisor.

Yours faithfully,
Signature & Name of Architect


Bryan J. Soares
License No. _____ Reg. No. CA/89/12085
AR/0031/2010

Area for Rera :- BLOCK C1								
SR.NO	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ MTRS	AREA OF EXCLUSIVE BALCONY IN SQ MTRS	AREA OF EXCLUSIVE OPEN TERRACE IN SQ MTRS	SOLD/UNSOLD		
1	FLAT	101	67.50	16.00	0	UNSOLD		
2	FLAT	102	67.50	16.00	0	UNSOLD		
3	FLAT	103	67.50	16.00	0	UNSOLD		
4	FLAT	104	67.50	16.00	0	UNSOLD		
5	FLAT	201	67.50	16.00	0	UNSOLD		
6	FLAT	202	67.50	16.00	0	UNSOLD		
7	FLAT	203	67.50	16.00	0	UNSOLD		
8	FLAT	204	67.50	16.00	0	UNSOLD		
9	FLAT	301	67.50	16.00	0	UNSOLD		
10	FLAT	302	67.50	16.00	0	UNSOLD		
11	FLAT	303	67.50	16.00	0	UNSOLD		
12	FLAT	304	67.50	16.00	0	UNSOLD		
13	FLAT	401	67.50	16.00	0	UNSOLD		
14	FLAT	402	67.50	16.00	0	UNSOLD		
15	FLAT	403	67.50	16.00	0	UNSOLD		
16	FLAT	404	67.50	16.00	0	UNSOLD		
17	FLAT	501	67.50	16.00	0	UNSOLD		
18	FLAT	502	67.50	16.00	0	UNSOLD		
19	FLAT	503	67.50	16.00	0	UNSOLD		
20	FLAT	504	67.50	16.00	0	UNSOLD		
21	FLAT	601	67.50	16.00	0	UNSOLD		
22	FLAT	602	67.50	16.00	0	UNSOLD		
23	FLAT	603	67.50	16.00	0	UNSOLD		
24	FLAT	604	67.50	16.00	0	UNSOLD		
25	FLAT	701	67.50	16.00	0	UNSOLD		
26	FLAT	702	67.50	16.00	0	UNSOLD		
27	FLAT	703	67.50	16.00	0	UNSOLD		
28	FLAT	704	67.50	16.00	0	UNSOLD		
29	FLAT	801	67.50	16.00	0	UNSOLD		
30	FLAT	802	67.50	16.00	0	UNSOLD		
31	FLAT	803	67.50	16.00	0	UNSOLD		
32	FLAT	804	67.50	16.00	0	UNSOLD		



	FAR AREA	TOTAL F.A.R. IN THE ROW	FAR CONSUMED IN THE ROW ON THE OVERALL FAR	NOTIONAL LAND COMPONENT FOR REBA ONLY	TOTAL F.A.R. CONSUMED
PHASE 3 BLOOD-C1	2406.42 m2	2406.42 m2	5.53 %	1295.73	1.85 (185 %)

AREA STATEMENT	
a) PLOT AREA	23,400.00 m ²
b) AREA UNDER ROAD WIDENING	16,333.00 m ²
c) NET PLOT AREA	21,767.00 m ²
d) REQUIRED OPEN SPACE (15%)	3,265.05 m ²
e) PROVIDED OPEN SPACE	3,270.00 m ²
f) PERMISSIBLE COVERED AREA (40%)	8,706.80 m ²
g) PERMISSIBLE COVERED F.R (2.00)	46,800.00 m ²
h) PROPOSED COVERED AREA	78,566.02 m ²
i) PROPOSED COVERAGE	36.09 %
j) PROPOSED F.A.R	43.458 25 m ²
k) F.A.R CONSUMED	1.85
PHASE-1, ALREADY REGISTERED	
RERA No. PRGCO05180033, AREA = 76,70.00 m ²	
PHASE-2, ALREADY REGISTERED	
RERA No. PRGCO08190733, AREA = 29,57.88 m ²	
LAGUNA AZUL - 4, FUTURE APPROVAL = 9843.39 m ²	

REFER NO: MPDA/7-U-4/2016-17/950	Dt. 19/10/2016
REFER NO: CONST LIC NO. 55/2016-17	
REFER NO: MPDA/7-U-4/12-13/1899	
REFER NO: MPDA/7-U-4(vol II)/2018-19/1239, DTD. 10/01/19	
REFER NO: CONST LIC NO. 8/2019-20	

PHASE-3

Bryan J. Soares
COA Reg. No. CA/89/12085
AR/0031/2010

RESEARCH & DEVELOPMENT ON PLOT BEARING
117TH AND 200TH AVENUE, AT SANCOMALE
INDUSTRIAL PARK, TALLAHASSEE, FLORIDA 32310

SOARES & ASSOCIATES
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