



M/S. PARESH GAITONDE & ASSOCIATES

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GSTIN:-30ABQFM1773P1ZQ PAN NO:- ABQFM1773P

FORM 1

(See Rule 5(1) (a) (ii))

ARCHITECT'S CERTIFICATE

Date: 26/06/2026

To,
RIO LUXURY HOMES PRIVATE LTD.
Aldeia Serenia, Bounta Vaddo,
Assagao, Bardez- Goa

Sub: Certificate of Percentage of Construction Work of Residential Villas "A CAPPELLA" situated on the plot bearing Survey No. 94/1 demarcated by its boundaries to the NORTH, By Sy No. 92 of village Oxel to the South, By Sy. No. 99/6 of village Oxel to the East by Sy No. 92/2 of village Oxel, to the west By Sy No. 95/1 to 17 and 96/2,3,4 and 5 and 97/2,3,4,5,6 and by survey No. 98/1,2,3 and 8 & 9 of village Oxel PIN 403517 admeasuring 1351 sqmts and remaining part of the same being developed by RIO LUXURY HOMES PVT. LTD.

Ref: Goa RERA Registration Number PRGO11242332.

Sir,

I Shri. Jairaj Nevrekar, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the project "A CAPPELLA", VILLA Project (Goa RERA Registration Number PRGO11242332 situated on the Plot bearing SurveyNo. 94/1 of Oxel Village Panchayat Bardez Taluka, District North Goa, and Pin Code 403517 admeasuring 15500 sq. mts. area being developed by Rio Luxury Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner/Promoter:-
 - i. Shri. Jairaj Nevrekar, as Architect;
 - ii. Shri. Paresh Gaitonde as Structural Consultant;
 - iii. M/s Shri Harshvardhan Kumbhar as Site Supervisor

Jairaj A. Nevrekar
Reg. No.: GA/83/7512
Architect

Based on Site Inspection, with respect to each of the Villa 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 of the Real Estate Project as registered vide number **PRGO11242332** 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

A CAPPELLA Project

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	01 number of Basement(s) and Plinth	100%
3	number of Podiums	100%
4	Stilt Floor	0%
5	number of Slabs of Super Structure	95%
6	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ Premises.	60%
7	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat/ Premises	30%
8	Staircases, Lifts Wells and Lobbies at each Floor Level connecting Staircase and Lifts, Overhead and Underground Water Tanks	75 %
9	The External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building.	75%
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, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	30%

Jalraj A. Newekar
Reg. No. CA/83/7512
Architect

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	Sewage (chamber, lines, Septic Tank, STP)	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	Yes	0%	
8	Treatment and disposal of sewage and sullage water	No	0%	
9	Solid Waste management & Disposal	Yes	0%	
10	Water conservation, Rain water harvesting	Yes	0%	
11	Energy management	Yes	0%	
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub - station, receiving station	Yes	0%	

Jalraj A. Newrekar
Reg. No.: CA/83/7512
Architect

14	Others (Option to Add more)	—	0%	
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The entire project is **66.50%** completed.

Yours Faithfully,



Signature & Name Jairaj Nevrekar