

The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017

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: 20Th February 2018

To

Chowgule Real Estate and Construction Company Pvt. Ltd.
311 Casa Del Sol, Opp. Goa Marriott Hotel,
Miramar Panjim
Goa – 403001

Subject: Certificate of Percentage of Completion of Construction Work of Villa 3 No. of Building(s) / N.A. Wing(s) of the N.A Phase of the Project Casa De Monte situated on the Plot bearing PTS, Chalta No./Survey no./ Plot no 2, 3 s/n 66/1 demarcated by its boundaries by the property bearing survey no. 69/4 of the village of Salvador Do Mundo to the North by 8 meter wide internal road to the South by plot no. 1 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the East by plot. No 4 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the West, of Ward N.A. Municipality N.A., village panchayat Salvador Do Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 260.81 sq.mts. area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.

Ref: Goa RERA Registration Number _____

Sir,

I/ We Alpha Consultants have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Villa 3 Building(s) /N.A. Wing(s) of the N.A. Phase of the Project, situated on the plot bearing PTS, Chalta No./Survey no. / Plot no 2, 3 s/n 66/1 of Ward N.A. Municipality N.A., village / panchayat Salvador - Do - Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 260.81 sq.mts. area being developed by Chowgule Real Estate and Construction Company Pvt. Ltd.

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

- M/s /Shri / Smt Alpha Consultants Architect;
- M/s /Shri / Smt Alpha Consultants as Structural Consultant
- M/s /Shri / Smt Epithelial Engineering Consultants as MEP Consultant
- M/s /Shri / Smt Dileep Malik 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 B.

Table A

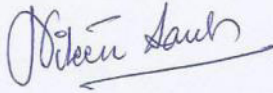
Building / Wing Number 3 (to be prepared separately for each Building / Wing of the Project)

| Sr. No. | Task Activity | Percentage of work done |
|----------------|---|--------------------------------|
| 1 | Excavation | 100% |
| 2 | 1 number of Basement(s) and Plinth | 100% |
| 3 | 2 number of Podiums | 100% |
| 4 | Stilt Floor | 100% |
| 5 | 3 number of Slabs of Super Structure | 100% |
| 6 | Internal walls, Internal Plaster flooring within flats/premises, doors and windows to each of the flat/premises | 80% |
| 7 | Sanitary fittings within the flat/premises, electrical fittings within the flat/premises. | 0% |
| 8 | Staircase, 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, firefighting fittings and equipment's: as per CFO NOC, electrical fittings to common areas, electro mechanical equipment's compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to building/wing, compound wall and all other requirements as may be required to obtain occupation/completion certificate. | 0% |

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. | Sewerage (chamber, lines, septic tanks, STP). | Yes | 40% | Septic tank |
| 4. | Storm water drains. | Yes | 0% | |
| 5. | Landscaping & Tree plantings. | Yes | 0% | |
| 6. | Street lighting. | Yes | 0% | |
| 7. | Community buildings. | Yes | 0% | |
| 8. | Treatment and disposal of sewage and sullage water. | Yes | 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% | |
| 14. | Others (Option to Add more) | N.A. | N.A. | |

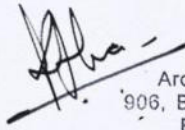
Yours Faithfully



Niteen Sant
Consulting Engineer
PWD/ENGER/148/88
M.I.E, M; 43310
TCP REG. NO. SE/0016/2011

Signature & Name (IN BLOCK LETTERS) of Architect
KABIR HIRA

(License NO. MPDA/ARCH-40/2010-11/1056.....)



KABIR HIRA
Architecture & Int. Design
906, Barton Centre, M.G. Road
Bangalore - 560 001.

FORM-2

ARCHITECT'S CERTIFICATE

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

Date: 20th February 2018

To,

Chowgule Real Estate & Construction Company Pvt. Ltd.
311 Casa Del Sol, Opp. Goa Marriott Hotel,
Miramar Panjim
Goa – 403 001

Subject: Certificate of Completion of Construction Work of Villa 3 Building / N.A. Wing of the Building of the project [Goa RERA Registration Number] situated on the Plot bearing PTS, Chalta No. / Survey no. / Plot no 2, 3 s/n 66/1 demarcated by its boundaries (latitude and longitude of the end points) By the property bearing survey no. 69/4 of the village of Salvador Do Mundo to the North by 8 meter wide internal road to the South by plot no. 1 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the East by plot. No 4 forming part of the property bearing survey no. 66/1 of the village of Salvador Do Mundo to the West, of Ward N.A. Municipality N.A., village panchayat Salvador Do Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 260.81 sq.mts. area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.

Sir,

I / We Alpha Consultants have undertaken assignment as Architect / Licensed Surveyor of certifying Completion of Construction Work of Villa 3 Building / N.A. Wing of the Building situated on the plot bearing PTS, Chalta No. / Survey no. / Plot no 2, 3 s/n 66/1 Ward N.A. Municipality N.A. village panchayat Salvador Do Mundo taluka Bardez – Goa District North Goa PIN 403521 admeasuring 260.81 sq.mts. Area being developed by Chowgule Real Estate & Construction Company Pvt. Ltd.

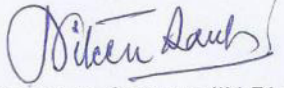
2. Following technical professionals are appointed by Owner / Promoter:-

- M/s /Shri / Smt Alpha Consultants as L.S. / Architect;
- M/s /Shri / Smt Alpha Consultants as Structural Consultant
- M/s /Shri / Smt Epithelial Engineering Consultants as MEP Consultant
- M/s /Shri / Smt Dileep Malik 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 hereby certify that Villa 3 Building / N.A. Wing of the Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The Villa 3 Building / N.A. Wing of the

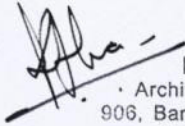
Building is granted Occupancy Certificate / Completion Certificate bearing number N.A.
dated _____ by _____ (Local Planning Authority)

Yours Faithfully



Niteen Sant
Consulting Engineer
PWD/ENGER/148/88
M.I.E, M; 43310
TCP REG. NO. SE/0016/2011

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect with (Licence No. ~~MPDA/ARCH-40/2010-11/1056~~
KABIR HIRA



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· Architecture & Int. Design
906, Barton Centre, M.G. Road
Bangalore - 560 001.