



SOARES & ASSOCIATES

ARCHITECTS



orty f. soares
bryan j. soares

b. arch. f.i.ia. ca/89/12049

b. arch. f.i.ia. ca/89/12085

Ref. No.

Date.

FORM 1

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

ARCHITECT'S CERTIFICATE

Date: 30-06-2023

To
Niryla Enterprises
Shop No. 11, Ground Floor
L & L Heritage Co-Op. Housing Society Ltd.
Navelim, Salcete,
Goa - 403707

Subject: Certificate of percentage of construction work "Avant Garde" of Commercial and Residential Building project (PRGO09201203) situated on the plot bearing Sy. No. 73/7, demarcated by its boundaries (latitude and longitude of the end points) on the north: By Survey No 73/3; on the south: By Boundary of Dramapur Village; On The East: By National Highway or Road; on the west: By Survey No 73/2; of Division South Goa, Navelim Village, Salcete Taluka, South Goa District, PIN 403707, Plot admeasuring 3550.00 m2 area being developed by Niryla Enterprises.

Ref: Goa RERA Registration Number - (PRGO09201203)

Sir,

I, Mr. Bryan J. Soares have undertaken assignment as Architect of certifying percentage of Construction work of "Avant Garde" of Commercial and Residential Building project (PRGO09201203) situated on the plot bearing Sy. No. 73/7, of Navelim Village, Salcete Taluka, South Goa District, PIN 403707, Plot admeasuring 3550.00 m2 area being developed by Niryla Enterprises.

Following technical professionals are appointed by Owner / Promoter:-

- i) Mr. Bryan J. Soares as Architect;
- ii) Mr. Pascoal Noronha as Structural Consultant;
- iii) N. A. as MEP consultant;
- iv) Mr. Arvind Gaonkar 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 (PRGO09201203) 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
"Avant Garde" Block A

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100%
2	Number of basement(s) and plinth	100%
3	Number of Podiums	NA
4	Stilt Floor	100%
5	Number of Slabs Of Super Structure	100%
6	Internal / External Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	90%
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	00%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	80%
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 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	00%



Table A
"Avant Garde" Block B

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100%
2	Number of basement(s) and plinth	100%
3	Number of Podiums	NA
4	Stilt Floor	100%
5	Number of Slabs Of Super Structure	95%
6	Internal / External Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	75%
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	00%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	00%
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 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	00%



Table B

Internal & External Development Works in respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Work Done	Of	Details
1	Internal Roads and Footpaths	YES			
2	Water Supply	YES			
3	Sewerage (chamber, Lines, Septic Tank, STP)	YES	NIL		
4	Storm Water Drains	YES	NIL		
5	Landscaping & Tree Planting	YES	NIL		
6	Street Lighting	YES	NIL		
7	Community Buildings	NO	NIL		
8	Treatment and Disposal of Sewage And Sullage water	YES	NIL		
9	Solid Waste Management & Disposal	YES	NIL		
10	Water Conservation , Rain water harvesting	YES	NIL		
11	Energy Management	NO	NIL		
12	Fire Protection And Fire safety Requirements	YES	NIL		
13	Electrical meter R room, Sub-station, Receiving station	YES	NIL		
14	Others (Option to Add more)				

Yours Faithfully,

BRYAN J. SOARES

License No. COA Reg. No. CA/89/12085

**Reg. No. CA/89/12085
AR/0031/2010**