

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: 28.04.18

To
Radiance Estates,
Shop No. 6, Coelho Apt.,
Opp. Pandava Chapel,
Aquem, Margao, Goa 403 601.

Subject : Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s) / 1 Wing(s) of the first Phase of the Project Radiance Eden situated on the Plot bearing PTS, Chalta No. 6 of P.T. Sheet No. 54. Plot no 27 demarcated by its boundaries open space to the North 10 meters wide road to the South Plot No. 36 to the East Plot no. 17 to the West, of Ward No. 1, Municipality Margao, taluka Salcete District South Goa PIN 403601 admeasuring 394 sq.mts. area being developed by Radiance Estates

Ref: Goa RERA Registration Number _____

Sir,

I/ We Devdatta Borkar have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 1 Building(s) / 1 Wing(s) of the First Phase of the Project Radiance Eden, situated on the plot bearing PTS, Chalta No. 6 of P.T. Sheet No. 54. Plot no 27 of Ward 1 Municipality Margao, taluka Salcete District South Goa PIN 403601 admeasuring 394 sq.mts. area being developed by Radiance Estates

1. Following technical professionals are appointed by Radiance Estates:-

- (i) M/s /Shri / Smt Devdatta Borkar as Architect ;
- (ii) M/s /Shri / Smt Vidhyadhar Kakodkar as Structural Consultant
- (iii) M/s /Shri / Smt Mohammed Salim Ron 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.


ARCH. DEV DATTA BORKAR
-E.A.RCH.
GA/96/20840
PWD/ARCH/176/97
ARCH/0072/2010

Table A

Building / Wing Number 1 (to be prepared separately for each Building / Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1.	Excavation	100%
2.	Plinth	100%
3.	_____ number of Podiums	N.A
4.	Stilt Floor	100%
5.	3 number of Slabs of Super Structure	60%
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	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	60%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0%
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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

ARCH. DEVDATTA P. BORKAR
-B.ARCH.CA/96/20840
PWD/ARCH/176/97
ARCH/0072/2010

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	No	N.A.	
2.	Water Supply	Yes	0%	
3.	Sewerage (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	N.A.	N.A.	
8.	Treatment and disposal of sewage and sullage water	N.A.	N.A.	
9.	Solid Waste management & Disposal	Septic Tank	0%	
10.	Water conservation, Rain water harvesting	N.A.	N.A.	
11.	Energy management	N.A.	N.A.	
12.	Fire protection and fire safety requirements	N.A.	N.A.	
13.	Electrical meter room, sub-station, receiving station	N.A.	N.A.	
14.	Others (Option to Add more)	N.A.	N.A.	

Arch. DEVDATTA BORKAR



Yours Faithfully

ARCH. DEVDATTA P. BORKAR
-B.A.RCH.

CA/96/20840
PWD/ARCH/176/97
ARCH/0072/2010