

AJAY S. SARDESAI

B.ARCH

ARCHITECT

BELLE-VIEW APARTS, ALTINHO
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FORM1

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

ARCHITECT'S CERTIFICATE

Date: 18-12-2017

To

M/S URBANIA DEVELOPERS

Office No.201B, Mathias Plaza Building, 18th June Road, Panjim.

Subject: Certificate of percentage of completion of construction work of Proposed Phase I of the project **Urbania Villas** (Goa RERA Registration Number- NIL) Situated on the plot bearing **Amalgamated Plots bearing D 23 – 30 OF SURVEY NO. 52/1 (PART) OF VILLAGE PILERNE**. Phase I is demarcated by its boundaries to the **North – By Urbania Villas No. 4 & 13 to the South- By Proposed Urbania Villas No. 7 & 10 to the East By Road to the West by Road within Village Panchayat Pilerne - Marra , Taluka Bardez , District North – Goa PIN 403114 admeasuring 1229.9 SQ.MT.** being land area of Phase I developed by **M/S URBANIA DEVELOPERS**.

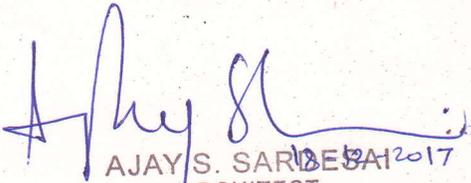
Ref: Goa RERA Registration Number NIL

Sir,

I **AJAY S. SARDESAI** have undertaken assignment as Architect of certifying percentage of Completion of Construction work of **Phase I** of the Project **Urbania Villas**, Situated on the plot bearing **Amalgamated Plots bearing D 23 – 30 OF SURVEY NO. 52/1 (PART) OF VILLAGE PILERNE** within **Village Panchayat Pilerne - Marra , Taluka Bardez , District North – Goa PIN 403114 admeasuring 1229.9 SQ.MT.** being land area of Phase I developed by **M/S URBANIA DEVELOPERS**.

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

- (i) M/s/Shri/Smt **AJAY S. SARDESAI** as Architect;
- (ii) M/s/Shri/Smt **M.G CHANDRASHEKAR** as Structural Consultant
- (iii) M/s/Shri/Smt **NOT APPLICABLE** as MEP consultant
- (iv) M/s/Shri/Smt **NOT APPLICABLE** as Site Supervisor


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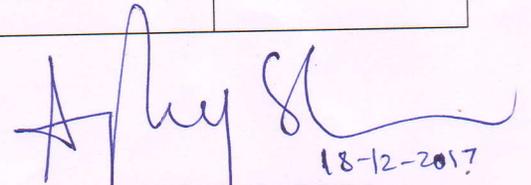
Floor 2, Belle-View Bldg., Near Paulo Holiday Makers,
Dr. Babasaheb Ambedkar Road

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 NIL 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 Phase I VILLA 5 (Type R)

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s)-NIL and plinth-1	100 %
3	Number of Podiums	NOT APPLICABLE
4	Stilt Floor	NOT APPLICABLE
5	Number of Slabs Of Super Structure	100%
6	Internal 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	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	75%
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	50%
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	50%


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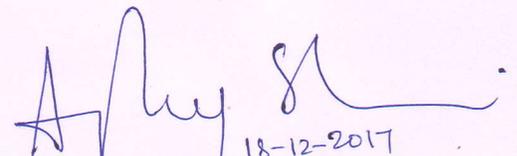
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Table A

Building/Wing Number Phase I VILLA 6 (Type R)

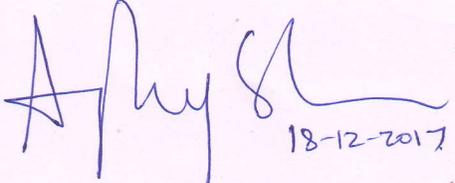
Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s)-NIL and plinth-1	100 %
3	Number of Podiums	NOT APPLICABLE
4	Stilt Floor	NOT APPLICABLE
5	Number of Slabs Of Super Structure	100%
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	90 %
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	75%
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	50%
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 environme 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	50%


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Table A
Building/Wing Number Phase I VILLA 11 (Type R)

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s)-NIL and plinth-1	100 %
3	Number of Podiums	NOT APPLICABLE
4	Stilt Floor	NOT APPLICABLE
5	Number of Slabs Of Super Structure	100%
6	Internal 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	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	75%
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	50%
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	50%

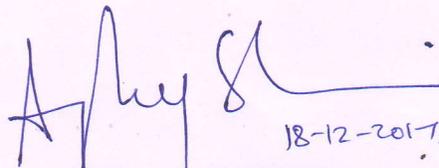

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Table A

Building/Wing Number Phase I VILLA 12 (Type R)

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s)-NIL and plinth-1	100 %
3	Number of Podiums	NOT APPLICABLE
4	Stilt Floor	NOT APPLICABLE
5	Number of Slabs Of Super Structure	100%
6	Internal 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	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	75%
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	50%
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	50%


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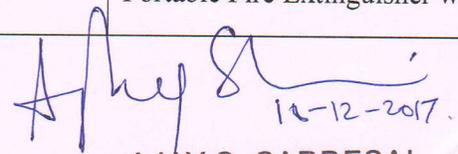
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Table B

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 Footpaths'	NO	NOT APPLICABLE	
2	Water Supply	YES	50%	Main Water supply is to be provided by PWD & internal water supply lines to be provided by developer.
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	100%	Sewerage , Chambers, Lines, Septic Tank only.
4	Storm Water Drains	YES	50%	To be provided by Developer.
5	Landscaping & Tree Planting	YES	50%	To be provided by Developer.
6	Street Lighting	NO	NOT APPLICABLE	-
7	Community Buildings	NO	NOT APPLICABLE	-
8	Treatment and Disposal of Sewage And Sullage water	YES	50%	Soak pit will provided by Developer.
9	Solid Waste Management & Disposal	NO	NOT APPLICABLE	
10	Water Conservation , Rain water harvesting	YES	50%	-
11	Energy Management	NO	NOT APPLICABLE	-
12	Fire Protection	NO	NOT	Portable Fire Extinguisher will

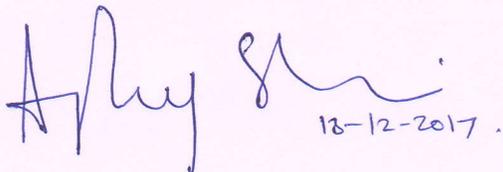

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	And Fire safety Requirements		APPLICABLE	be provided by Developer.
13	Electrical meter R room, Sub-station, Receiving station	YES	0%	Electrical meters will be provided by Developer.
14	Others (Option to Add more)	NO	-	NA.

Your Faithfully



18-12-2017.

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TCP REG. NO. AR / 0065 / 2011

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