



SAWANT & ASSOCIATES
architects · engineers · interior designers

FORM 1 [see Regulation]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,

Date: 22 June 2026

CITYSCAPE DEVELOPERS

6, Sunglow, CD Countryside,
Near P.W.D Water Supply Dept,
Murida- Fatorda,
Margao Goa
403602

Subject: Certificate of Percentage of Completion of Construction Work "LAXMI TOWERS" of Commercial building Project (PRGO10201221) situated on the Property bearing, Chalta Nos. 80A, 81, 82, 83, 84, 85, 86 and 87 of P.T. sheet No 61, demarcated by its boundaries (latitude and longitude of the end points)

ON THE NORTH :By Akbarally Building and Gujrat Lodge.

ON THE SOUTH :By Crystal Apartments, VisnumBorcar and Karapurcar

ON THE EAST :By Hotel Keni and Kadamma Apartments

ON THE WEST :By Swami Vivekanand Road.

of Division North Goa, Village Panaji, Taluka Tiswadi, Dist North Goa, PIN 403001, admeasuring 683.00 Sq. Mtrs. area being developed by CITYSCAPE DEVELOPERS.

Sir,

We, Sawant and Associates, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work "LAXMI TOWERS" building Project (PRGO10201221) situated on the Property bearing Chalta Nos. 80A, 81, 82, 83, 84, 85, 86 and 87 of P.T. sheet No 61, of Division North Goa, Village Panaji, Taluka Tiswadi, Dist North Goa, PIN 403001, admeasuring 683.00 Sq. Mtrs. area being developed by CITYSCAPE DEVELOPERS.

MANISHA R. LOTLIKAR
B. Arch
Reg. No. AR/0004/2010

Following technical professionals are appointed by Owner / Promoter :-

- (i) Sawant and Associates as L.S. / Architect;
- (ii) Mr. Shirish Kamat as Structural Consultant;
- (iii) Mr Ashok Joshi as MEP Consultant;
- (iv) Marcon Constructions as Site Supervisor

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the Real Estate Project as registered vide number **PRGO10201221** 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

"LAXMI TOWERS" Project (to be prepared separately for total of the Project)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Number of basement (1 no) and plinth	100%
3	Number of Podiums	NA
4	Stilt Floor	-----
5	Number of Slabs Of Super Structure (8 nos)	100%
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	100%
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	100%
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,	100%



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10	Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common areas, Protection, Paving of areas electro, Mechanical Equipments, Compliance to conditions of environment / CRZ NOC, Finishing to entrance Lobby/s, plinth appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	100%
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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	NIL	-----
2	Water Supply	YES	100	Over head water tank, underground water tank, PWD water supply
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	100	Chamber and line to Public sewer
4	Storm Water Drains	NO	NIL	-----
5	Landscaping & Tree Planting	YES	100	Landscaping Planters, Pots etc
6	Street Lighting	YES	100	LED Lights
7	Community Flat	NO	NIL	-----
8	Treatment and Disposal of Sewage And Sullage water	YES	100	Compost pit
9	Solid Waste Management & Disposal	NO	NIL	-----
10	Water Conservation, Rain water Harvesting	NO	NIL	-----
11	Energy	NO	NIL	-----

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	Management			
12	Fire Protection And Fire safety Requirements	YES	100	As per norms
13	Electrical meter room, Sub-station, Receiving station, Panels	YES	100	Transformer, Electrical Panel
14	Others (Option to Add more)			-----

Yours Faithfully



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MANISHA.R.LOTLIKAR

(COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)