



**a. s. kamat**

architect  
valuer

Reg. No.  
AR/0050/2011

Reg. No.  
CCIT/PNJ/34-AB/92(11)/09-10/13

"ashirwad", plot no. 16A, palmgrove estate, cardozwado, taleigao, ilhas, goa 403 002.  
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**ARCHITECT'S CERTIFICATE**

Date 13-03-18

To,  
The Expat Projects And Development Pvt Ltd  
Flat No. F1, 1st Floor, Yash Residency, Porvorim, Bardez, Goa. 403521

Subject : Certificate of Percentage of Completion of Construction Work of 35 Nos. of Building(s) of the "VIDA" PHASE 2 Phase of the Project ("VIDA"

Sir,

I Ar. A.S. Kamat, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 35 Nos of Building(s) of the "VIDA PHASE 2" Phase of the Project, situated on the plot bearing Survey no. 20 / 1 - L (PART) of "Panjim", village "Bainguim" taluka "Tiswadi" PIN 403402 admeasuring 7633.990 sq.mts. plinth area being developed by Expat Projects And Development Pvt Ltd.

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

- (i) M/s. Unicorn Developer as Architect ;
- (ii) M/s Oracle Structural consultants, as Structural Consultant
- (iii) Mr. Shyam Manohar as Site Supervisor

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project being registered under GoRERA 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**

| Sr No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                           | Percentage of work done for Building A Block - 01 | Percentage of work done for Building A Block - 02 | Percentage of work done for Building A Block - 03 | Percentage of work done for Building A Block - 04 | Percentage of work done for Building A Block - 05 |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 2     | One number of Plinth                                                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 3     | Zero number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                    | NA                                                | NA                                                | NA                                                | NA                                                | NA                                                |
| 4     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                               | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 5     | 4 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 6     | Internal Walls, Internal Plaster, Floorings within Flats/ Premises. Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                       | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 7     | Sanitary Fittings within the Flat/Premises. Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                 | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                            | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 9     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.                                                                                                                                                                                                                                                                                                   | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 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%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |

**TABLE-A**

| Sr No | Tasks /Activity                                                                                                                | Percentage of work done for Building A Block - 06 | Percentage of work done for Building A Block - 07 | Percentage of work done for Building A Block - 08 | Percentage of work done for Building A Block - 09 | Percentage of work done for Building A Block - 10 |
|-------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| 1     | Excavation                                                                                                                     | 0%                                                | 0%                                                | 100%                                              | 100%                                              | 0%                                                |
| 2     | One number of Plinth                                                                                                           | 0%                                                | 0%                                                | 100%                                              | 100%                                              | 0%                                                |
| 3     | Zero number of Podiums                                                                                                         | NA                                                | NA                                                | NA                                                | NA                                                | NA                                                |
| 4     | Stilt Floor                                                                                                                    | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 5     | 4 number of Slabs of Super Structure                                                                                           | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 6     | Internal Walls, Internal Plaster, Floorings within Flats/ Premises. Doors and Windows to each of the Flat/Premises.            | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 7     | Sanitary Fittings within the Flat/Premises. Electrical Fittings within the Flat/Premises.                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |



|    |                                                                                                                                                                                                                                                                                                                                                                                                                           |    |    |    |    |    |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|----|----|----|
| 9  | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.                                                                                                                                                                                                                                                                                                   | 0% | 0% | 0% | 0% | 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% | 0% | 0% | 0% | 0% |

TABLE-A

| Sr No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                           | Percentage of work done for Building A Block - 11 | Percentage of work done for Building A Block - 12 | Percentage of work done for Building A Block - 13 | Percentage of work done for Building A Block - 14 | Percentage of work done for Building A Block - 15 |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 2     | One number of Plinth                                                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 3     | Zero number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                    | NA                                                | NA                                                | NA                                                | NA                                                | NA                                                |
| 4     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                               | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 5     | 4 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 6     | Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                       | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 7     | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                 | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                            | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 9     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.                                                                                                                                                                                                                                                                                                   | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 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%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |

TABLE-A

| Sr No | Tasks /Activity                                                                                                                | Percentage of work done for Building A Block - 16 | Percentage of work done for Building A Block - 17 | Percentage of work done for Building A Block - 18 | Percentage of work done for Building A Block - 19 | Percentage of work done for Building A Block - 20 |
|-------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| 1     | Excavation                                                                                                                     | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 2     | One number of Plinth                                                                                                           | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 3     | Zero number of Podiums                                                                                                         | NA                                                | NA                                                | NA                                                | NA                                                | NA                                                |
| 4     | Stilt Floor                                                                                                                    | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 5     | 4 number of Slabs of Super Structure                                                                                           | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 6     | Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises.            | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 7     | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 9     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.        | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 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% | 0% | 0% | 0% | 0% |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|----|----|----|

TABLE-A

| Sr No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                           | Percentage of work done for Building A Block - 21 | Percentage of work done for Building A Block - 22 | Percentage of work done for Building B Block - 01 | Percentage of work done for Building B Block - 02 | Percentage of work done for Building B Block - 03 |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 2     | One number of Plinth                                                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 3     | Zero number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                    | NA                                                | NA                                                | NA                                                | NA                                                | NA                                                |
| 4     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                               | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 5     | 4 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 6     | Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                       | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 7     | Sanitary Fittings within the Flat/Premises. Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                 | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                            | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 9     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.                                                                                                                                                                                                                                                                                                   | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 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%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |

TABLE-A

| Sr No | Tasks /Activity                                                                                                                | Percentage of work done for Building B Block - 04 | Percentage of work done for Building B Block - 05 | Percentage of work done for Building B Block - 06 | Percentage of work done for Building E Block - 01 | Percentage of work done for Building E Block - 02 |
|-------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| 1     | Excavation                                                                                                                     | 0%                                                | 0%                                                | 0%                                                | 100%                                              | 100%                                              |
| 2     | One number of Plinth                                                                                                           | 0%                                                | 0%                                                | 0%                                                | 100%                                              | 100%                                              |
| 3     | Zero number of Podiums                                                                                                         | NA                                                | NA                                                | NA                                                | NA                                                | NA                                                |
| 4     | Stilt Floor                                                                                                                    | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 5     | 4 number of Slabs of Super Structure                                                                                           | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 6     | Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises.            | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 7     | Sanitary Fittings within the Flat/Premises. Electrical Fittings within the Flat/Premises.                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 9     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.        | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 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% | 0% | 0% | 0% | 0% |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|----|----|----|

TABLE-A

| Sr No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                           | Percentage of work done for Building E Block - 03 | Percentage of work done for Building E Block - 04 | Percentage of work done for Building E Block - 05 | Percentage of work done for Building E Block - 06 | Percentage of work done for Building E Block - 07 |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                | 100%                                              | 100%                                              | 100%                                              | 100%                                              | 100%                                              |
| 2     | One number of Plinth                                                                                                                                                                                                                                                                                                                                                                                                      | 100%                                              | 100%                                              | 100%                                              | 100%                                              | 100%                                              |
| 3     | Zero number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                    | NA                                                | NA                                                | NA                                                | NA                                                | NA                                                |
| 4     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                               | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 5     | 4 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 6     | Internal Walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                       | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 7     | Sanitary Fittings within the Flat/Premises. Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                 | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 8     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts. Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                            | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |
| 9     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.                                                                                                                                                                                                                                                                                                   | 0%                                                | 0%                                                | 0%                                                | 0%                                                | 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%                                                | 0%                                                | 0%                                                | 0%                                                | 0%                                                |

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

| Sr no | Common Areas / 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 Tank, STP).           | Yes               | 0%                      |         |
| 4     | Storm Water Drains                                     | Yes               | 0%                      |         |
| 5     | Landscaping & Tree Planting.                           | Yes               | 0%                      |         |
| 6     | Street Lighting                                        | Yes               | 0%                      |         |
| 7     | Community Buildings                                    | NA                | 0%                      |         |
| 8     | Treatment and disposal of sewage and sullage water.    | NA                | NA                      |         |
| 9     | Solid Waste management & Disposal.                     | NA                | NA                      |         |
| 10    | Water conservation, Rain water harvesting.             | NA                | NA                      |         |
| 11    | Energy management                                      | NA                | NA                      |         |
| 12    | Fire protection and fire safety requirements           | NA                | NA                      |         |
| 13    | Electrical meter room, sub-station, receiving station. | Yes               | 0%                      |         |
| 14    | Compound wall                                          | Yes               | 95%                     |         |

Yours Faithfully,

*Ar. A.S. KAMAT*  
Ar. A.S. KAMAT

