

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

Date: 08th April 2021

To,
M/S. Mahalaxmi Developers,
E-2, Mitasu Manor,
Ponda- Goa.

Subject: Certificate of Percentage of Completion of Construction Work of Proposed Residential Building And Compound wall of the Project situated on the Plot bearing survey No. 172/18 demarcated by its boundaries 8.00mt. wide road to the North, Adjoining Property to the East ,Adjoining Property to the South, Adjoining Property to the West of Ponda village, Ponda taluka, District South Goa, PIN 403401 admeasuring 604.00 sq.mts. area being developed by M/S. Mahalaxmi Developers.

Ref: Goa RERA Registration Number _____

Sir,

I Arch. Sidharth D. Naik (M/s ULYSIS) have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of Proposed Residential Building And Compound wall of the Project situated on the Plot bearing survey No. 172/18 demarcated by its boundaries 8.00mt. wide road to the North, Adjoining Property to the East ,Adjoining Property to the South, Adjoining Property to the West of Ponda village, Ponda taluka, District South Goa, PIN 403401 admeasuring 604.00 sq.mts. area being developed by M/S. Mahalaxmi Developers.

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

- (i) M/s. ULYSIS as Architect
- (ii) Shri Prakash Lawande as Structural Consultant

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 the Table B.



Table A**Residential Building** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	One number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Stilt Floor	0%
5	Five number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
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	0%
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%




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 & Strom water drains	<u>Yes</u>	0%	
2	Sewerage (Chamber, septic tank,) & Treatment & disposal of sewage/Sullage water	<u>Yes</u>	0%	
3	Landscaping, Tree planting, Street lighting & way finding signage's	<u>Yes</u>	0%	
4	Community Building	<u>No</u>	----	
5	Solid Waste management & Disposal	<u>Yes</u>	0%	
6	Water conservation, Rain water harvesting	<u>No</u>	----	
7	Fire protection and fire safety requirements	<u>Yes</u>	0%	
8	Security System & LED TV projection	<u>No</u>	----	
9	Gym Equipments and furnishing	<u>No</u>	----	
10	Swimming pool	<u>No</u>	----	
11	Compound wall & Entrance	<u>Yes</u>	0%	
12	Site Preparation and retaining walls.	<u>Yes</u>	0%	

Yours Faithfully


AR. SIDDHARTH D. NAIK
201 - A, MATHIAS PLAZA
PANAJI - GOA 403 001
REG. NO : AR/0027/2010
COA NO :CA/97 / 21749

FOR M/S ULYSIS (PROPRIETOR)