



SAWANT & ASSOCIATES
architects · engineers · interior designers

FORM 1

ARCHITECT'S CERTIFICATE

To,

Date: 1/03/2026

AIXAR ESTATES PVT LTD
F-403, Opulence Opposite Rodrigues
Madel Grande
Goa 403601

Subject: Certificate of Percentage of Completion of Construction Work of "ZUBI MORADIAS" a residential building project, situated on plot bearing Chalta No 18, P.T.S no 171, property known as "BAMANGALLY" demarcated by its boundaries by the property of Survey no 171/31 towards East, by property having survey no 197/46, by 6 meters internal road towards north and south by 8 meters internal road at Margao city, Taluka and Sub District Salcete, District South Goa, Goa, Pin 403601, admeasuring 575.00sq.mtrs area being developed by AIXAR ESTATES PVT LTD.

Ref: Goa RERA Registration Number - Applied

Sir,

We, Sawant and Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of "Zubi Moradias" a residential building project, situated on plot bearing Chalta No 18, P.T.S no 171 at Margao city, Taluka and Sub District Salcete, District South Goa, Goa, Pin 403601, admeasuring 575.00 sq.mtrs area being developed by AIXAR ESTATES PVT LTD.

Following technical professionals are appointed by Owner / Promoter: -

- (i) Sawant and Associates as Architect;
- (ii) Mr. Prathamesh Bhat as Structural Consultant;
- (iii) M/s /Shri/Smt Mr. Prathamesh Bhat as MEP Consultant;
- (iv) Mr. Wasim Shaikh as Site Engineer

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 numberApplied.....under GoaRERA 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.

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

Table A

Project "Zubi Moradias "

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	0.00
2	_1_ Number of basement(s) and plinth	0.00
3	___Number of Podiums	N.A.
4	1 Stilt Floor	0.00
5	9 Number of Slabs Of Super Structure	0.00
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	0.00
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	0.00
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	0.00
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	0.00
Overall Completion of the Project		0.00%



MANISHA R. LOTLIKAR

B. Arch

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TABLE - B

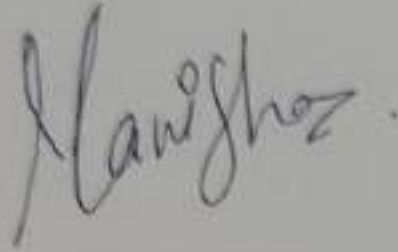
Internal & External Development Works in Respect of the entire Registered Phase

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Of Work Done	Details
1	Internal Roads and Footpaths'	YES	0.00	-----
2	Water Supply	YES	0.00	Over head water tank, Underground water tank, PWD water supply
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0.00	Chamber, sewer lines connected to public sewer
4	Storm Water Drains	YES	0.00	-----
5	Landscaping & Tree Planting	YES	0.00	-----
6	Street Lighting	YES	0.00	LED Lights
7	Community Flat	NO	0.00	-----
8	Security System & LED TV Projection	NO	0.00	-----
9	Solid Waste Management & Disposal	NO	0.00	-----
10	Water Conservation , Rain water harvesting	NO	0.00	-----
11	Energy Management	NO	0.00	-----
12	Fire Protection And Fire safety Requirements	YES	0.00	As per fire norms
13	Electrical meter R room, Sub-station, Receiving station, Panels	YES	0.00	-----
14	Others (Option to Add more)	NO	0.00	-----



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

Yours Faithfully



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

Signature & Name (IN BLOCK LETTERS) of Architect

MANISHA.R.LOTLIKAR
(COA Reg No CA/2000/26100)
(Goa TCP Reg No AR/0004/2010)