



SOARES & ASSOCIATES

ARCHITECTS

orty f. soares
bryan j. soares

b. arch. f.i.i.a. ca/89/12049

b. arch. f.i.i.a. ca/89/12085

Ref. No.

Date.

FORM1

ARCHITECT'S CERTIFICATE

Date: 29.09.2025

To
Rajdeep Builders
Prop Mr. Rajesh U. Tarkar
#708,709,710, 7th floor
"Gera Imperium Star"
Near Central Library,
Patto Panaji Goa-403001

Subject: Certificate of percentage of completion of construction work of Residential cum Commercial Building (2 Nos. of buildings) of the project "Rajdeep Sapphire" situated at Ella, Old Goa, Goa (New Application) on the plot bearing Survey No. 103/2-A-1 of Village Ella, Taluka Tiswadi Goa, demarcated by its boundaries (Latitude and longitude of the end points) To the North: By remaining property bearing Sy.No. 103/2-A-1; To the South: By National Highway NH 4A (Panaji-Ponda); To the East: By 10 mts wide internal road; To the West: By partly property bearing Sy.No. 103/2(part) and Sy.No. 103/1-B; North Goa Pin: 403402, Plot admeasuring 1633.00 m2 area being developed by Rajdeep Builders (Prop. Rajesh U.Tarkar).

Ref: Goa RERA Registration Number - (New Application)

Sir,

I, Mr. Bryan J. Soares, have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the Residential cum commercial Building (2 Nos. of buildings) of the project "Rajdeep Sapphire" Situated at Ella, Old Goa, Goa, (New Application) on the plot bearing Survey No. 103/2-A-1 of Village Ella Taluka Tiswadi, North Goa District, Goa, Plot admeasuring area 1633.00 m2 area being developed by Rajdeep Builders (Prop. Rajesh U. Tarkar).

1. Following technical professionals are appointed by Owner / Promoter: -
 - i. Mr. Bryan Soares as Architect;
 - ii. Mr. Prathamesh Bhat as Structural Consultant;
 - iii. N.A. as MEP consultant;
 - iv. Mr. Kavinath Naik as Chief 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 the building/wing of the Real Estate project as registered vide number (New Application) 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

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	-----
2	Number of basement(s) and plinth	-----
3	Number of Podiums	-----
4	Stilt Floor	-----
5	Number of Slabs of Super Structure	-----
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	-----
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	-----
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	-----
9	The external plumbing and external Plaster, Elevation, Completion of terraces with waterproofing of the building /wings,	-----
10	Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common areas, electro, Mechanical Equipment's, 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.	-----



Table B

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

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Work Done	Of	Details
1	Internal Roads and Footpaths	NO	0		NA
2	Water Supply	YES	0		NA
3	Sewerage (chamber, Lines, Septic Tank, STP)	YES	0		NA
4	Storm Water Drains	YES	0		NA
5	Landscaping & Tree Planting	YES	0		NA
6	Street Lighting	NO	0		NA
7	Community Buildings	NO	0		NA
8	Treatment and Disposal of Sewage and Sullage water	NO	0		NA
9	Solid Waste Management & Disposal	NO	0		NA
10	Water Conservation, Rain water harvesting	No	0		NA
11	Energy Management	NO	0		NA
12	Fire Protection and Fire safety Requirements	NO	0		NA
13	Electrical meter room, Sub-station, Receiving station	YES	0		NA
14	Others (Option to Add more)	NO	0		NA

Yours Faithfully


Bryan J. Soares
Licence No. COA Reg. No. CA/89/12085

Reg. No. CA/89/12085
AR/0031/2010



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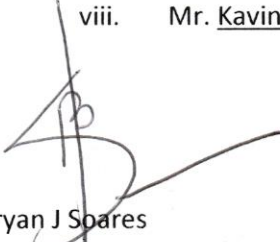
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Bryan J Soares
COA Reg. No. CA/89/12085
Reg. No. CA/89/12085
AR/0031/2010

G-1, Vikas Building, Near Pharmacy College, 18th June Road, Panjim, Goa - 403 001. Tel.: 2228040, 2430010,

O.L. Guia Building, F.L. Gomes Road, Vasco - Goa 403 802. Tel.: 2513108

Email: soares88@gmail.com

Area Statement of block I

Floor	Flat	Flat/Shop/ Villa/Office	Carpet Area as per Rera	Balcony Area	Open Terrace m2	SOLD/ UNSOLD
	Nos.		m2	m2		
Ground floor	G-1	Shop	76.00	27.00	-	UNSOLD
First floor	101	Office	76.00	27.00	-	UNSOLD
Second floor	201	Hall	76.00	27.00	-	UNSOLD
Total			228.00	81.00		



Area Statement of block 2

Floor	Flat Nos.	Flat/Shop/ Villa/Office	Carpet Area as per Rera m2	Balcony Area m2	Open Terrace m2	SOLD/ UNSOLD
First floor						
	B2-101	Flat	75.00	20.30	11.60	UNSOLD
	B2-102	Flat	75.00	20.30	11.60	UNSOLD
	B2-103	Flat	75.00	20.30	11.60	UNSOLD
	B2-104	Flat	75.00	20.30	11.60	UNSOLD
Second floor						
	B2-201	Flat	75.00	20.30	6.90	UNSOLD
	B2-202	Flat	75.00	20.30	6.90	UNSOLD
	B2-203	Flat	75.00	20.30	6.90	UNSOLD
	B2-204	Flat	75.00	20.30	6.90	UNSOLD
Third floor						
	B2-301	Flat	75.00	20.30	11.60	UNSOLD
	B2-302	Flat	75.00	20.30	11.60	UNSOLD
	B2-303	Flat	75.00	20.30	11.60	UNSOLD
	B2-304	Flat	75.00	20.30	11.60	UNSOLD
Fourth floor						
	B2-401	Flat	75.00	20.30	6.90	UNSOLD
	B2-402	Flat	75.00	20.30	6.90	UNSOLD
	B2-403	Flat	75.00	20.30	6.90	UNSOLD
	B2-404	Flat	75.00	20.30	6.90	UNSOLD
Total			1200.00	324.80	148.00	

