



**SAWANT & ASSOCIATES**  
architects · engineers · interior designers

**FORM 1(See Rule 5(1)(a)(ii))**

**ARCHITECT'S CERTIFICATE**

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

To,

Date: 30/06/2025

**SANTA FE REALTY PRIVATE LIMITED**

Ground Floor, H.NO. 65/D/1, Dreamwoods,  
Pateapur Nuvem, South Goa, 403604

**Subject:** Certificate of Percentage of Completion of Construction Work of '**DREAMWOODS**' Residential Villas Project (PRGO01231867) situated on the Property bearing, Survey No 254/3-B, demarcated by its boundaries (latitude and longitude of the end points)

ON THE NORTH : By S No 254/3-B

ON THE SOUTH : By S No 254 Nalla

ON THE EAST : By S No 254/3-C

ON THE WEST : By S No 254/3-B

Of Division South Goa, Village Nuvem, Taluka Salcete, Dist-South Goa, PIN 403604, admeasuring 8222.00 Sq. Mtrs. area being developed by **M/S SANTA FE REALTY PRIVATE LIMITED**

Sir,

We, Sawant and Associates have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of '**DREAMWOODS**' Villas Project (PRGO01231867) situated on the Property bearing Survey No 254/3-B, of Division South Goa, Village Nuvem, Taluka Salcete, Dist-South Goa, PIN 403604, admeasuring 8222.00 Sq. Mtrs. area being developed by **M/S SANTA FE REALTY PRIVATE LIMITED**

Following technical professionals are appointed by Owner / Promoter: -

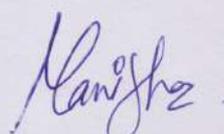
- (i) Sawant and Associates as Architect;
- (ii) Mr. Auxilio Rodrigues as Structural Consultant;
- (iii) Mr. Vijay Prabhudessai as MEP Consultant;

(iv) Mr. Shayinath M Marathe 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 Residential Villas of the Real Estate Project as registered vide number PRGO01231867. 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**  
**'DREAMWOODS' E TYPE VILLA** (to be prepared separately for total of the Project)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Number of basement(s) and plinth	100%
3	Number of Podiums	NA
4	Stilt Floor	NA
5	1 Number of Slabs of Super Structure	100%
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	100.00 %
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.	NA
9	The external plumbing and external Plaster, Elevation, completion of terraces with waterproofing of the building /wings,	100%

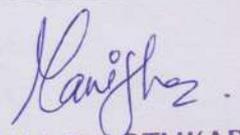
  
**MANISHA R. LOTLIKAR**  
 B. Arch  
 Reg. No. AR/0004/2010

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%
----	--	------

**Table A**

**'DREAMWOODS' F1 TYPE VILLA** (to be prepared separately for total of the Project)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Number of basement(s) and plinth	100%
3	Number of Podiums	NA
4	Stilt Floor	NA
5	1 Number of Slabs of Super Structure	100 %
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	50 %
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	00%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks.	50%

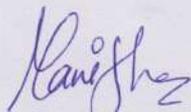
  
**MANISHA R. LOTLIKAR**  
 B. Arch  
 Reg. No. AR/0004/2010

9	The external plumbing and external Plaster, Elevation, completion of terraces with waterproofing of the building /wings,	50%
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	00%

**Table A**

**'DREAMWOODS' F2 TYPE VILLA** (to be prepared separately for total of the Project)

<b>Sr. No.</b>	<b>Task/Activity</b>	<b>Percentage of work done</b>
1	Excavation	100%
2	Number of basement(s) and plinth	100%
3	Number of Podiums	NA
4	Stilt Floor	NA
5	1 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	00%
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	00%

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

8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks.	00%
9	The external plumbing and external Plaster, Elevation, completion of terraces with waterproofing of the building /wings,	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	00%

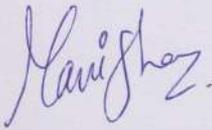
**TABLE - B**

**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	NIL	Footpath, driveway to car porch
2	Water Supply	YES	90%	underground water tank, hydro pneumatic pumping system
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	NIL	chambers, Septic tank, Soak pit
4	Storm Water Drains	YES	NIL	
5	Landscaping & Tree Planting	YES	NIL	Trees, planters, lawn etc
6	Street Lighting	YES	NIL	LED lights
7	Community	NO	NIL	-----

	Flat			
8	Treatment and Disposal of Sewage And Sullage water	NO	NIL	-----
9	Solid Waste Management Disposal	YES	100%	Compost pit
10	Water Conservation, Rain water Harvesting	NO	NIL	-----
11	Energy Management	NO	NIL	-----
12	Fire Protection And Fire safety Requirements	NO	NIL	-----
13	Electrical meter R room, Sub-station, Receiving station, Panels	YES	90%	Transformer, DG Set Electrical Panel
14	Others (Option to Add more)			

Yours Faithfully



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

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