

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: 13th Jun 2018

To,
Mr. Ashwin R. Khalap (POA Holder)
2nd Floor, Mapusa trade centre,
Hotel Mayura building, Morod,
Mapusa – Bardez Goa.

Subject: Certificate of Percentage of Completion of Construction Work of 12 Nos. of Villas A1, B2, C3, B4, C5, B6, C7, B8, C9, B10, E11 and D12 of the Project Aldeia De Flores situated on Amalgamated Plot bearing survey No./ Subdivision No. 222/ 27(Part A), 28, 29, 30, 31, 35, 36, 37 & 38 demarcated by its boundaries, by village Road on the North, by property bearing survey no. 221/ 8, 9 & 10 to the South, by property bearing survey no. 222/ 32, 33, 34 & 39 to the East, by property bearing survey no. 222/ 17, 18, 19, 20, 21, 22 & 26 to the West of Village Panchayat Assagao, Taluka Bardez, District North Goa, PIN 403507 admeasuring 5670 sq.mts., area being developed by Mr. Ashwin R. Khalap.

Ref: Goa RERA Registration Number _____

Sir,

We **M/s ULYSIS** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of 12 Nos. of Villas A1, B2, C3, B4, C5, B6, C7, B8, C9, B10, E11 and D10 of the Project, situated on the amalgamated plot bearing Survey No./ Subdivision No. 222/ 27(Part A), 28, 29, 30, 31, 35, 36, 37 & 38 of Village Panchayat Assagao, Taluka Bardez, District North Goa, PIN 403507, admeasuring 5670 sq.mts., area being developed by Mr. Ashwin R. Khalap.

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

- (i) M/s. **ULYSIS** as Architect
- (ii) Shri **Rajesh Mahambrey** as Structural Consultant

Based on Site Inspection, with respect to each of the Building/Wing and villa of the foresaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing and villa 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.


13/6/18

Table A**Villa A1** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

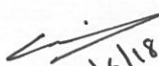

13/6/18

Table A**Villa B2** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	Zero number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	100%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	50%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	25%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%


13/6/18

Table A**Villa C3** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

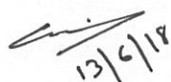

13/6/18

Table A**Villa B4** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	50%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

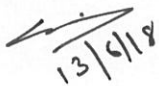

13/9/18

Table A**Villa C5** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	Zero number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	100%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	100%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	100%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	100%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	100%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

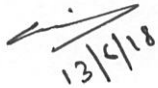

13/4/18

Table A**Villa B6** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

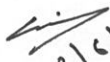

13/6/18

Table A**Villa C7** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%


13/6/18

Table A**Villa B8** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

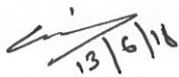

13/6/18

Table A**Villa C9** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	Zero number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	100%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	50%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	50%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	50%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

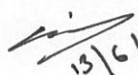

15/6/18

Table A**Villa B10** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%


13/6/11

Table A**Villa E11** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

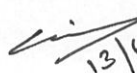

13/6/18

Table A**Villa D12** (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	Zero number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	100%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	25%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Villa/ Premises.	25%
10	Plinth protection, paving of areas to Villa/Premises and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

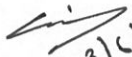

13/5/18

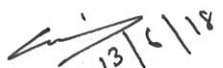
Table - B

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	Water Supply	<u>Yes</u>	0%	
3	Sewerage (Chamber, septic tank, STP)	<u>Yes</u>	0%	
4	Storm water drains	<u>Yes</u>	0%	
5	Landscaping &Tree planting.	<u>Yes</u>	0%	
6	Street lighting	<u>Yes</u>	0%	
7	Community Building	<u>Yes</u>	50%	
8	Treatment and disposal of sewage and sullage water	<u>No</u>	0%	
9	Solid Waste management & Disposal	<u>Yes</u>	0%	
10	Water conservation, Rain water harvesting	<u>Yes</u>	0%	
11	Energy Management	<u>No</u>	0%	
12	Fire protection and fire safety requirements	<u>No</u>	0%	
13	Electrical meter room, sub-station, receiving station.	<u>No</u>	0%	
14	Swimming pool	<u>Yes</u>	0%	
15	Compound wall & Entrance	<u>Yes</u>	0%	

Yours Faithfully

FOR M/S ULYSIS (PROPRIETOR)


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