

**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: 25<sup>th</sup> April 2018**

To,  
M/s R Square  
Hill Crown Apartments,  
Block G, Ground Floor,  
Altinho, Mapusa, Bardez - Goa.

**Subject: Certificate of Percentage of Completion of Construction Work of Residential Building A & B and Villa of the Project Green Oasis situated on the Plot bearing P.T. Sheet No. 132, Survey No./ Sub-Division No. 1/ 23 demarcated by its boundaries, by access road on the North, by properties bearing P.T. Sheet No. 150, Survey No./ Sub-Division No. 4/ 2, 3 & 4 to the South, by properties bearing P.T. Sheet No. 132, Survey No./ Sub-Division No. 1/ 24 & 25 to the East, by property bearing P.T. Sheet No. 132, Survey No./ Sub-Division No. 1/ 22 to the West of Municipal Council Mapusa, Taluka Bardez, District North Goa, PIN 403507 admeasuring 1732 sq.mts., area being developed by M/s R Square.**

**Ref: Goa RERA Registration Number \_\_\_\_\_**

Sir,

I/ We **M/s ULYSIS** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Residential Building A & B** and **Villa** of the Project Green Oasis situated on the Plot bearing **P.T. Sheet No. 132, Survey No./ Sub-Division No. 1/ 23** demarcated by its boundaries, by access road on the North, by properties bearing P.T. Sheet No. 150, Survey No./ Sub-Division No. 4/ 2, 3 & 4 to the South, by properties bearing P.T. Sheet No. 132, Survey No./ Sub-Division No. 1/ 24 & 25 to the East, by property bearing P.T. Sheet No. 132, Survey No./ Sub-Division No. 1/ 22 to the West of Municipal Council **Mapusa**, Taluka **Bardez**, District **North Goa**, PIN **403507** admeasuring **1732 sq.mts.**, area being developed by **M/s R Square**.

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.



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

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	<b>Zero</b> number of Basement (s) and Plinth	0
3	<b>Zero</b> number of Podiums	0
4	<b>One</b> number Stilt Floor	0%
5	<b>Six</b> 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 A****Building B** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	<b>Zero</b> number of Basement (s) and Plinth	0
3	<b>Zero</b> number of Podiums	0
4	<b>One</b> number Stilt Floor	0%
5	<b>Six</b> 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 A**

Villa (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	<b>Zero</b> number of Basement (s) and Plinth	0
3	<b>Zero</b> number of Podiums	0
4	<b>Zero</b> number Stilt Floor	0
5	<b>Two</b> 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, STP) & 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>Yes</u>	0%	
7	Fire protection and fire safety requirements	<u>No</u>	-----	
8	Security System & LED TV projection	<u>Yes</u>	0%	
9	Gym Equipments and furnishing	<u>No</u>	-----	
10	Swimming pool	<u>Yes</u>	0%	
11	Compound wall & Entrance	<u>Yes</u>	0%	
12	Site Preparation and retaining walls.	<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