

**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: 19<sup>th</sup> May 2025**

To,  
M/s. Umiya Buildcon Ltd,  
Office No. 6, New Bel Road,  
Chikkamarahalli, Bangalore,  
Karnataka 560054(Regd. Office)

**Subject: Certificate of Percentage of Completion of Construction Work of 4 Nos. of Building(s) - A, B, C & D of the Project UMIYA BRICKLANE situated on the Plot bearing Survey No. 195/14 demarcated by its boundaries, to the North by property bearing Survey No. 195/10, 195/5, 195/11, 195/12 & 195/31, to the South by property bearing Survey No. 195/19, 195/16, 195/23 & 195/15 and Public road, to the East by the property bearing Survey No. 195/15, to the West by the property bearing Survey No. 195/13 of Village Panchayat Candolim, Taluka Bardez, District North Goa, PIN 403515 admeasuring 2100.00 sq.mts. area being developed by M/s. UMIYA BUILDCON LTD.**

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

Sir,

I/ We **M/s ULYSIS** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the (4 nos) Building(s) -**A, B, C & D** of the Project, situated on the plot bearing **Survey No.195/14** of Village Panchayat **Candolim**, Taluka **Bardez**, District **North Goa**, PIN **403515**, admeasuring **2100.00 sq.mtrs.** area being developed by **M/s. UMIYA BUILDCON LTD.**

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

- (i) M/s. **ULYSIS** as Architect
- (ii) Shri **Sai Prasad Naik & Associate** as Structural Consultant.
- (iii) **Mavrick service consultants pvt ltd.** as MEP consultant .
- (iv) Mohammed Shipai as Quality Surveyor.

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 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.

  
19/5/25

**Table A**

Building Number 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	Stilt Floor	0 %
5	<b>Five</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%

  
19/5/25



**Table A**Building Number **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	Stilt Floor	0%
5	<b>Five</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%

  
19/5/25

**Table A**Building Number **C** (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	Stilt Floor	0%
5	<b>Five</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%

  
19/5/25



**Table A**Building Number **D** (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	Stilt Floor	0%
5	<b>Five</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%

  
13/5/25

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 signages	<u>Yes</u>	0%	
4	Community Building	<u>Yes</u>	0%	
5	Solid Waste management & Disposal	<u>Yes</u>	0%	
6	Water conservation, Rain water harvesting	<u>No</u>	0%	
7	Fire protection and fire safety requirements	<u>No</u>	0%	
8	Water Supply	<u>Yes</u>	0%	
9	Storm water drains	<u>Yes</u>	0%	
10	Street Lighting	<u>Yes</u>	0%	
11	Energy Management	<u>No</u>	0%	
12	Electrical meter room, sub-station, receiving station.	<u>No</u>	0%	
13	Swimming pool	<u>Yes</u>	0%	
14	Compound wall & Entrance	<u>Yes</u>	0%	

Yours Faithfully

AR. **SIDDHARTH D. NAIK**

201-A, MATHIAS PLAZA

PANAJI - GOA 403 001

REG. NO : AR/0027/2010

COA NO : CA/97 / 21749

FOR M/S ULYSIS (PROPRIETOR)