

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: 20TH Dec 2024

To,
Jewel Corporation
Represented by Mr. Joseph D'souza,
Jewel Heights ,Shop No.1 & 2,
Opp. Mapusa court Garden,
Althino, Mapusa- Goa 403507.

Subject: Certificate of Percentage of Completion of Construction Work of 9 Nos. of Villa(s) V1, V2, V3, R1, R2, R3, R4 and V2A(2 nos) of the Project The Empress situated on the Plot bearing survey No. 70/13 demarcated by its boundaries, by the properties bearing survey No. 70/12 and 70/11 on the North, and by properties bearing survey No.70/14 and 70/4 on the South, by the public road on the East, by the property bearing survey No.70/4 on the West of Village Panchayat Sircaim, Taluka Bardez, District North Goa, PIN 403502 admeasuring 8,450 sq.mts. and Phase I = 4101.00sq.mts, area being developed by M/s Jewel Corporation.

Ref: Goa RERA Registration Number _____

Sir,

We **M/s ULYSIS (Arch. Sidharth Naik)** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **9 Nos. of Villa(s) V1, V2, V3, R1, R2, R3, R4 and V2A(2 nos)** of the Project **The Empress – Phase I** situated on the Plot bearing survey No. 70/13 demarcated by its boundaries, by the properties bearing survey No. 70/12 and 70/11 on the North, and by properties bearing survey No.70/14 and 70/4 on the South, by the public road on the East, by the property bearing survey No.70/4 on the West of Village Panchayat **Sircaim**, Taluka **Bardez**, District **North Goa**, PIN **403502** admeasuring **8,450 sq.mts. and Phase I = 4101.00sq.mts**, area being developed by **M/s Jewel Corporation**.

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

- (i) **M/s. ULYSIS (Arch. Sidharth Naik)** as Architect
- (ii) **Shri Ravindra Palyekar** 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.

20/12/24

Table A**Villa V1** (to be prepared separately for each Building)

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 Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%

20/12/24

Table A**Villa V2** (to be prepared separately for each Building)

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 Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%


25/12/24

Table A

Villa V3 (to be prepared separately for each Building)

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 Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%

25/12/24

Table A

Villa R1 (to be prepared separately for each Building)

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 Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%

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20/12/24

Table A**Villa R2** (to be prepared separately for each Building)

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 Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%

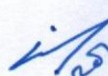

25/12/24

Table A**Villa R3** (to be prepared separately for each Building)

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 Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%

25/12/24

Table A**Villa R4** (to be prepared separately for each Building)

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 Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%

25/12/24

Table A**Villa V2A(North)** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	1 number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Four number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%


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Table A**Villa V2A(South)** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	1 number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Four number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%

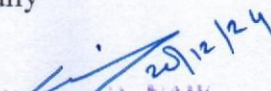
25/12/24

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(Club house)	<u>Yes</u>	0%	
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>No</u>	-----	
11	Compound wall & Entrance	<u>Yes</u>	0%	
12	Site Preparation and retaining walls.	<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)