

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: 21th Mar 2018

To,
M/s Virani Ventures
Mapusa Goa.

Subject: Certificate of Percentage of Completion of Construction Work of 4 Nos. of Building(s) A,B,C,D and 5 Nos. of Row Villas 1,2,3,4,5 of the Project Palms Socorro situated on the Plot bearing survey No. 23/3-C demarcated by its boundaries, by property bearing survey no. 23/ 3B on the North, by property bearing survey no. 23/ 3D to the South, by common private access road bearing survey no. 23/ 3 to the East, by properties bearing survey nos. 22, 23/ 2 & 23/ 2A to the West of Village Panchayat Socorro, Taluka Bardez, District North Goa, PIN 403521 admeasuring 3625 sq.mts., area being developed by M/s Virani Ventures.

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 the **Building(s) A,B,C,D and Row Villas 1,2,3,4,5** of the Project, situated on the plot bearing Survey No.23/3-C demarcated by its boundaries, by property bearing survey no. 23/ 3B on the North, by property bearing survey no. 23/ 3D to the South, by common private access road bearing survey no. 23/ 3 to the East, by properties bearing survey nos. 22, 23/ 2 & 23/ 2A to the West of Village Panchayat Socorro, Taluka Bardez, District North Goa, PIN 403501, admeasuring 3625 sq.mts., area being developed by M/s Virani Ventures.

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

- (i) M/s. ULYSIS as Architect
- (ii) Shri Shirish Kamat 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.

21/3/18



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

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Five 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	80%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	85%
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	25%



21/3/18

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

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Five 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	30%
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	40%
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



21/5/18

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

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Five 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	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	40
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

21/3/18

Table A**Building D** (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	Stilt Floor	100%
5	Five number of slabs of super structure	20%
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



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Table A**Row Villa 1 (to be prepared separately for each Villa)**

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Four 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	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	25%
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 Villa, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

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Table A**Row Villa 2 (to be prepared separately for each Villa)**

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Four 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	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	25%
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 Villa, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0


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Table A**Row Villa 3 (to be prepared separately for each Villa)**

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement (s) and Plinth	100%
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 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 Villa	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 Villa, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

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Table A**Row Villa 4 (to be prepared separately for each Villa)**

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement (s) and Plinth	100%
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 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 Villa, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

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Table A**Row Villa 5 (to be prepared separately for each Villa)**

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement (s) and Plinth	100%
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 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 Villa, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0



21/3/18


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	Sewerage (Chamber, septic tank, STP) & Treatment & disposal of sewage/Sullage water	<u>Yes</u>	25%	
3	Landscaping,Tree planting, Street lighting & way finding signage's	<u>Yes</u>	0%	
4	Community Building	<u>Yes</u>	0%	
5	Solid Waste management & Disposal	<u>No</u>	---	
6	Water conservation, Rain water harvesting	<u>No</u>	---	
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>Yes</u>	0%	
10	Swimming pool	<u>Yes</u>	0%	
11	Compound wall & Entrance	<u>Yes</u>	0%	
12	Site Preparation and retaining walls.	<u>Yes</u>	25%	

Yours Faithfully

FOR M/S ULYSIS (PROPRIETOR)


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