

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: 29th March 2018

To,
Sancoale Developers,
S-23, First Floor, Karma Point,
Vasco – Goa. 403802.

Subject: Certificate of Percentage of Completion of Construction Work of the Project situated on the Plot bearing survey No. 19/18 demarcated by its boundaries S.no.19/20 to the North , Panchayat Road to the South , of village Panchayat Moira, taluka Bardez, District North Goa, PIN 403507 admeasuring 1146.79 sq.mts., area being developed by Sancoale Developers.

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 Project situated on the Plot bearing survey No. 19/18 demarcated by its boundaries S.no.19/20 to the North , Panchayat Road to the South , of village Panchayat Moira, taluka Bardez, District North Goa, PIN 403507 admeasuring 1146.79 sq.mts., area being developed by Sancoale Developers.

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

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

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.



ULYSIS
Architectural, Interior & Landscape Consultants

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>	25%	
2	Sewerage (Chamber, septic tank, STP) & Treatment & disposal of sewage/Sullage water	<u>Yes</u>	50%	
3	Landscaping, Tree planting, Street lighting & way finding signage's	<u>Yes</u>	0%	
4	Community Building	<u>No</u>	N.A.	
5	Solid Waste management & Disposal	<u>Yes</u>	0%	
6	Water conservation, Rain water harvesting	<u>No</u>	N.A.	
7	Fire protection and fire safety requirements	<u>No</u>	N.A.	
8	Security System & LED TV projection	<u>No</u>	N.A.	
9	Gym Equipments and furnishing	<u>No</u>	N.A.	
10	Swimming pool	<u>No</u>	N.A.	
11	Compound wall & Entrance	<u>Yes</u>	0%	
12	Site Preparation and retaining walls.	<u>Yes</u>	25%	

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)

Table A

Building (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	100%
3	Zero number of Podiums	0
4	Stilt Floor	0
5	Three 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	70%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	80%
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	70%