

ARCHITECT'S CERTIFICATE

Date: 29-06-2022

To

Classic Squares Reality Pvt Ltd

5th Floor, Fortune Square Building,

Morod, Mapusa, Bardez Goa -403507.

Subject: Certificate of Percentage of Completion of Construction Work of 10 No.Of Residential Buildings (A, B1,B2,C1,C2,D1,D2,E1,E2 &F) situated on the Plot bearing PTS no 26 demarcated by its boundaries By latitude 15°36'34.71"N and Longitude 73°48'50.80"E to the North, By latitude 15°36'31.59"N and Longitude 73°48'52.80"E to the South of Ward Xelpem Duler Municipality Mapusa taluka Bardez District North PIN 403507 admeasuring 15,568. Sq.Mtr. area being developed by Classic Squares Reality Pvt Ltd.

Sir,

We M/S ULYSIS have undertaken assignment as Architect certifying Percentage of Completion of Construction Work of the of 10 No.Of Residential Buildings (A, B1,B2,C1,C2,D1,D2,E1,E2 &F) situated on the Plot bearing PTS no 26 demarcated by its boundaries By latitude 15°36'34.71"N and Longitude 73°48'50.80"E to the North, By latitude 15°36'31.59"N and Longitude 73°48'52.80"E to the South of Ward Xelpem Duler Municipality Mapusa taluka Bardez District North PIN 403507 admeasuring 15,568. Sq.Mtr. area being developed by Classic Squares Reality Pvt Ltd.

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

- (i) M/s ULYSIS (Sidharth Naik) as Architect ;
- (ii) M/s Rajesh Mahembrey & Associates as Structural Consultant
- (iii) M/s Joshi Engineering Consaltancy as MEP Consultant
- (iv) M/s Rajesh Mahembrey & Associates as Quantity 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 PRGO 04180343 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 Table B.


29/6/22

Table A**Building A**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	100%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	90%

29/4/22

Table A**Building B1-B2**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	100%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	90%

29/6/22

Table A**Building C1 – C2**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	100%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	90%

29/6/22

Table A

Building D1 – D2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	100%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	90%

28/4/22

Table A**Building E1 – E2**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	90%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	90%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	90%

29/6/22

Table A**Building F**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Five</u> 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	100%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	90%

28/4/22

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	YES	80%	
2.	Water Supply	YES	90 %	
3.	Sewerage (chamber, lines, Septic Tank , STP)	YES	80 %	
4.	Storm Water Drains	YES	90 %	
5.	Landscaping & Tree Planting	YES	0 %	
6.	Street Lighting	YES	0 %	
7.	Community Buildings	YES	80 %	
8.	Treatment and disposal of sewage and sullage water	YES	75 %	
9	Solid Waste management & Disposal	YES	50 %	
10	Water conservation, Rain water harvesting	YES	30%	
11	Energy management	NO	---	
12	Fire protection and fire safety requirements	YES	70 %	
13	Electrical meter room, sub-station, receiving station	YES	50%	
14	Others (Option to Add more)	-----	-----	

Yours Faithfully


AR. SIDDHANT 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)**