

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: 2nd March, 2024

To,
M/s.Devashri Nirman Limited Liability Partnership
Dempo Tower, 710, Seventh Floor, EDC, Patto, Panjim- Goa 403001 (Regd.Office)

Subject: Certificate of Percentage of Completion of Construction Work of Building of the Project LA STELLA By Devashri situated on the amalgamated Plot bearing Survey no 2 sub division 4-B & Survey no 4 sub division 1-D demarcated by its boundaries (latitude and longitude of the end points) its boundaries 15°30'40'' to the North 73° 46'14'' to the East, of Village Candolim, Taluka Bardez, District North Goa Pin 403515 admeasuring 4425 sq.mts.,area being developed by M/s.Devashri Nirman Limited Liability Partnership.

Ref: Goa RERA Registration Number

Sir,

I/ We Arch. M/S ULYSIS have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building LA STELLA By Devashri situated on the amalgamated Plot bearing Survey no 2 sub division 4-B & Survey no 4 sub division 1-D of Candolim , Taluka Bardez, District North Goa Pin 403515 admeasuring 4425 sq.mts. area being developed by M/s.Devashri Nirman Limited Liability Partnership.

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

- (i) M/S ULYSIS as Architect
- (ii) Shri PrakashS.P.Lawande as Structural Consultant

Based on Site Inspection, with respect to each of the Building/Block 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/Block 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.

2/3/24

ULYSIS
Architectural, Interior & Landscape Consultants

Table A

Building – LA STELLA By Devashri BLOCK 'A' (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	One number of Plinth	0%
3	Zero number of Podiums	0%
4	Stilt Floor	0%
5	Five 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 condition 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%

2/3/24

Building – LA STELLA By Devashri BLOCK 'B' (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	One number of Plinth	0%
3	Zero number of Podiums	0%
4	Stilt Floor	0%
5	Five 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 condition 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%

2/8/24

Building – LA STELLA By Devashri BLOCK 'C' (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	One number of Plinth	0%
3	Zero number of Podiums	0%
4	Stilt Floor	0%
5	Five 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 condition 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%

2/3/24

Table - B

L.A STELLA By DEVASHRI

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	<u>Yes</u>	NIL	
2	Water Supply	<u>Yes</u>	NIL	
3	Sewerage (Chamber, septic tank, STP) & Treatment & disposal of sewage/Sullage	<u>Yes</u>	NIL	
4	Strom Water Drains	<u>Yes</u>	NIL	
5	Landscaping/Tree planting,	<u>Yes</u>	NIL	
6	Street lighting & way finding signages	<u>Yes</u>	NIL	
7	Community Buildings/Club House, Swimming Pool	<u>Yes</u>	NIL	
8	Solid Waste Management	<u>Yes</u>	NIL	
9	Water/Rainwater Harvesting	<u>Yes</u>	NIL	
10	Energy Management	<u>No</u>	---	
11	Fire Protection	<u>No</u>	---	
12	Electrical Station	<u>No</u>	---	

Yours Faithfully

AR. **SIDDHARTH D. NAIK**
201 - A, MATHIAS PLAZA
PANAJI - GOA 403 001
REG. NO : AR/0027/2010
COA NO :CA/97 / 21749

(Arch. M/S ULYSIS)