



SOARES & ASSOCIATES

ARCHITECTS

orty f. soares
bryan j. soares

b. arch. f.i.ia. ca/89/12049
b. arch. f.i.ia. ca/89/12085

Ref. No.

Date.

FORM1

(See Rule 5(1) (a)(ii))

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of On-Going Project and for withdrawal of Money
from Designated Account)

Date: 16.10.2018

To,
Palacio Property Developers Pvt Ltd.
Goa Velha – Goa

Subject: Certificate of Completion of Construction Work of Building Blocks C(Part), D, E, F & G no. of Buildings 5 of 4th phase of the project [Goa RERA Registration Number] situated on the Plot bearing Survey no. 181/1(P),2,3,5(P), 180/1(P),2(P), 182/7, 183/9, demarcated by its boundaries (latitude and longitude of the end points) to the North: By property "Santarem" belonging to Z. Bukhari (part) and Menino Piedade D'Souza (part) bearing survey No. 181/5, to the South By river Sant Anna (Siridao), to the East: By remaining portion of property "SAPAL" surveyed under survey No. 180/1 & 2, to the West: By land "Sapal" belonging to Government of Goa Velha Village, Tiswadi Taluka, South Goa District 403108 PIN Plot admeasuring 7000.00 sq.mts. area being developed by "Palaceio Property Developers Pvt. Ltd."

Ref: Goa RERA Registration Number (New Application)

Sir,

I Bryan J. Soares have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the Building Blocks C(Part), D, E, F & G no. of Buildings 5 of 4th phase of the project, situated on the plot bearing Survey No 181/1(P),2,3,5(P), 180/1(P),2(P), 182/7, 183/9, of Goa Velha Village, Tiswadi Taluka, South Goa District 403108 Pin, Plot admeasuring 7000.00 sq.mts. area being developed by Palaceio Property Developers Pvt. Ltd.



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

- i. Shri Bryan J. Soares as Architect;
- ii. Shri Paresh Gaitonde as Structural Consultant
- iii. Shri Vinayak Tanji as Site Supervisor

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 (new application) 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

Table A

Building/Wing Number (to be prepared separately for each Building/ Wing of the Project)

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	0%
2	Number of basement(s) and plinth	0 %
3	Number of Podiums	----
4	Stilt Floor	0 %
5	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 /wings,	0%
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,Compliance to conditions of environment / CRZ N 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%

B

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 and Footpaths'	YES	0	NA
2	Water Supply	YES	0	NA
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0	NA
4	Storm Water Drains	YES	0	NA
5	Landscaping & Tree Planting	YES	25%	NA
6	Street Lighting	YES	0	NA
7	Community Buildings	NO	0	NA
8	Treatment and Disposal of Sewage And Sullage water	NO	60%	NA
9	Solid WasteManagement & Disposal	NO	100%	NA
10	Water Conservation , Rain water harvesting	YES	100%	NA
11	Energy Management	YES	0	NA
12	Fire Protection And Fire safety Requirements	YES	0	NA
13	Electrical meter R room, Sub-station, Receiving station	YES	0	NA
14	Others (Option to Add more)	NO	50%	NA

Yours Faithfully



For Soares & Associates

Bryan J. Soares
Reg. No. CA/89/12085 (COA)
AR/0031/2010



Form 2

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the
Building/Wing)

Date: 16.10.2018

To,
Palacio Property Developers Pvt Ltd.,
Goa Velha – Goa.

Subject: Certificate of Completion of Construction Work of Building Blocks C(Part), D, E, F & G no. of Buildings 5 of the Building of 4th phase of the project [Goa RERA Registration Number] situated on the Plot bearing Survey no. 181/1(P),2,3,5(P), 180/1(P),2(P), 182/7, 183/9, demarcated by its boundaries (latitude and longitude of the end points) to the North: By property "Santarem" belonging to Z. Bukhari (part) and Menino Piedade D'Souza (part) bearing survey No. 181/5, to the South By river Sant Anna (Siridao), to the East:By remaining portion of property "SAPAL" surveyed under survey No. 180/1 & 2, to the West:By land "Sapal" belonging to Government of Goa Velha Village, Tiswadi Taluka, South Goa District 403108 PIN Plot admeasuring 7000.00 sq.mts. area being developed by Palaceio Property Developers Pvt Ltd.

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B

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Yours faithfully,



For Soares & Associates

Bryan J. Soares
Reg. No. CA/89/12085 (C o A)
AR/0031/2010

Building BLOCK C (PART)						
SR.NO	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ MTRS	AREA OF EXCLUSIVE BALCONY IN SQ MTRS	AREA OF EXCLUSIVE TERRACE IN SQ MTRS	SOLD/UNSOLD
1	FLAT	101	68.00	19.30	0	UNSOLD
2	FLAT	104	68.00	19.30	0	UNSOLD
3	FLAT	201	68.00	19.30	0	UNSOLD
4	FLAT	204	68.00	19.30	0	UNSOLD
5	FLAT	301	68.00	19.30	0	UNSOLD
6	FLAT	304	68.00	19.30	0	UNSOLD
7	FLAT	401	68.00	19.30	0	UNSOLD
8	FLAT	404	68.00	19.30	0	UNSOLD
TOTAL			544.00	154.40	0	



Bryan J. Soares

Reg. No. CA/89/12085 (COA)

AR/0031/2010

Building BLOCK D						
SR.NO	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ MTRS	AREA OF EXCLUSIVE BALCONY IN SQ MTRS	AREA OF EXCLUSIVE TERRACE IN SQ MTRS	SOLD/UNSOLD
1	FLAT	101	67.80	12.70	0	UNSOLD
2	FLAT	102	50.00	8.00	0	UNSOLD
3	FLAT	103	48.00	8.00	0	UNSOLD
4	FLAT	104	66.00	12.70	0	UNSOLD
5	FLAT	201	67.80	12.70	0	UNSOLD
6	FLAT	202	50.00	8.00	0	UNSOLD
7	FLAT	203	48.00	8.00	0	UNSOLD
8	FLAT	204	66.00	12.70	0	UNSOLD
9	FLAT	301	67.80	12.70	0	UNSOLD
10	FLAT	302	50.00	8.00	0	UNSOLD
11	FLAT	303	48.00	8.00	0	UNSOLD
12	FLAT	304	66.00	12.70	0	UNSOLD
13	FLAT	401	67.80	12.70	0	UNSOLD
14	FLAT	402	50.00	8.00	0	UNSOLD
15	FLAT	403	48.00	8.00	0	UNSOLD
16	FLAT	404	66.00	12.70	0	UNSOLD
	TOTAL		927.20	165.60	0	



Bryan J. Soares
 Reg. No. CA/89/12085 (COA)
 AR/0031/2010

Building BLOCK E						
SR.NO	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ MTRS	AREA OF EXCLUSIVE BALCONY IN SQ MTRS	AREA OF EXCLUSIVE TERRACE IN SQ MTRS	SOLD/UNSOLD
1	FLAT	101	67.80	12.70	0	UNSOLD
2	FLAT	102	50.00	8.00	0	UNSOLD
3	FLAT	103	48.00	8.00	0	UNSOLD
4	FLAT	104	66.00	12.70	0	UNSOLD
5	FLAT	201	67.80	12.70	0	UNSOLD
6	FLAT	202	50.00	8.00	0	UNSOLD
7	FLAT	203	48.00	8.00	0	UNSOLD
8	FLAT	204	66.00	12.70	0	UNSOLD
9	FLAT	301	67.80	12.70	0	UNSOLD
10	FLAT	302	50.00	8.00	0	UNSOLD
11	FLAT	303	48.00	8.00	0	UNSOLD
12	FLAT	304	66.00	12.70	0	UNSOLD
13	FLAT	401	67.80	12.70	0	UNSOLD
14	FLAT	402	50.00	8.00	0	UNSOLD
15	FLAT	403	48.00	8.00	0	UNSOLD
16	FLAT	404	66.00	12.70	0	UNSOLD
	TOTAL		927.20	165.60	0	


 Bryan Soares
 Reg. No. CA/09/12085 (COA)
 AR/0031/2010

Building BLOCK F						
SR.NO	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ MTRS	AREA OF EXCLUSIVE BALCONY IN SQ MTRS	AREA OF EXCLUSIVE TERRACE IN SQ MTRS	SOLD/UNSOLD
1	FLAT	101	67.80	12.70	0	UNSOLD
2	FLAT	102	50.00	8.00	0	UNSOLD
3	FLAT	103	48.00	8.00	0	UNSOLD
4	FLAT	104	66.00	12.70	0	UNSOLD
5	FLAT	201	67.80	12.70	0	UNSOLD
6	FLAT	202	50.00	8.00	0	UNSOLD
7	FLAT	203	48.00	8.00	0	UNSOLD
8	FLAT	204	66.00	12.70	0	UNSOLD
9	FLAT	301	67.80	12.70	0	UNSOLD
10	FLAT	302	50.00	8.00	0	UNSOLD
11	FLAT	303	48.00	8.00	0	UNSOLD
12	FLAT	304	66.00	12.70	0	UNSOLD
13	FLAT	401	67.80	12.70	0	UNSOLD
14	FLAT	402	50.00	8.00	0	UNSOLD
15	FLAT	403	48.00	8.00	0	UNSOLD
16	FLAT	404	66.00	12.70	0	UNSOLD
	TOTAL		927.20	165.60	0	



Bryan J. Soares
 Reg. No. CA/89/12085 (COA)
 AR/0031/2010

Building BLOCK G						
SR.NO	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ MTRS	AREA OF EXCLUSIVE BALCONY IN SQ MTRS	AREA OF EXCLUSIVE TERRACE IN SQ MTRS	SOLD/UNSOLD
1	SHOP	S-1	33.00	0	0	UNSOLD
2	SHOP	S-2	33.00	0	0	UNSOLD
3	SHOP	S-3	33.00	0	0	UNSOLD
4	SHOP	S-4	33.00	0	0	UNSOLD
	TOTAL		132.00	0	0	



Bryan J. Soares
 Reg. No. CA/89/12085 (COA)
 AR/0001/2010