


Ngaj
architecture

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FORM 1

ARCHITECT'S CERTIFICATE

Date: 20.01.2026

To
M/s KAYJIREAL ESTATE PVT. LTD.,
Anand Bhawan,
Old Station Road,
Margao - Goa.

Subject: Certificate of percentage of completion of construction work of Building 06 Nos. of the project "Vitaura Phase-I" (New Application) situated on the plot bearing Survey No. 29/12-A, at Colva, demarcated by its boundaries (Latitude and longitude of the end points) To the North: by the property under Survey No. 29/3 and Survey No. 29/1; To the South: by property under survey No. 29/12-B; To the East: by the property under Survey No. 28/6 and Survey No. 28/18; To the West: by the property under Survey No. 29/12, Taluka Salcete, District South Goa PIN: 403708, of Colva, Plot measuring = 2380.00 m2 area being developed by KAYJIREAL ESTATE PVT. LTD.

Ref: Goa RERA Registration Number - (New Application)

Sir,

I, Mr. Jonathan D'Souza have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the Building 06 Nos. of the project "Vitaura Phase-II" (New Application) Situated on the plot bearing Survey No. 29/12-A, at Colva, Salcete Taluka, South Goa District, Plot admeasuring = 2380.00 m2 area being developed by KAYJIREAL ESTATE PVT. LTD.

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

- i. Shri. Jonathan D'Souza as Architect;
- ii. Shri. Viraj Kunkolienkar as Structural Consultant;
- iii. Shri. Ashok Joshi as MEP 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 (New Application) under Goa RERA is as per table A herein below. The percentage of the work executed with respect to each of the activities of the entire phase is detailed in table B.

Table A

Block A

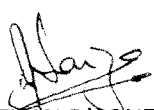
Sr. No	Task/Activity	Percentage Of work done
1	Excavation	65%
2	Number of basement(s) and plinth	65%
3	Number of Podiums	-
4	Stilt Floor	0%
5	Number of Slabs Of Superstructure	6 nos
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	55%
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	20%
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,	55%
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 NOC, Finishing to entrance Lobby/s, plinthProtection, Paving of areas appurtenant to Building/Wing,Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	0%

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 andFootpaths	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	NO	0	NA
6	Street Lighting	NO	0	NA
7	Community Buildings	NO	0	NA
8	Treatment and Disposal of Sewage And Sullage water	NO	0	NA
9	Solid Waste Management & Disposal	NO	0	NA
10	Water Conservation,Rain water harvesting	No	0	NA
11	Energy Management	NO	0	NA
12	Fire Protection And Fire safety Requirements	NO	0	NA
13	Electrical meter room, Sub-station, Receiving station	YES	0	NA
14	Others (Option to Add more)	NO	0	NA

Yours Faithfully


JONATHAN D'SOUZA

License No.: COA Reg. No. CA/2009/44498


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Area Statement						
SR.NO	FLAT/SHOP/ VILLA	NUMBER	CARPET AREA AS PER RERA	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE TERRACE	SOLD/ UNSOLD
			IN SQ MTRS	IN SQ MTRS	IN SQ MTRS	
1	VILLA	A	216.99	9.68	19.53	UNSOLD
2	VILLA	B	216.99	9.68	19.53	UNSOLD
3	VILLA	C	216.99	9.68	19.53	UNSOLD
4	VILLA	D	216.99	9.68	19.53	UNSOLD
5	VILLA	E	274.63	7.90	62.43	UNSOLD
6	VILLA	F	274.63	7.90	62.43	UNSOLD

Yours Faithfully


Jonathan D'Souza
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