

**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: 05.03.2025

To,

**Mr. Casmiro Charles Mario Lobo
Office No: 11 & 11-A, 2ND FLOOR
Build more Business Park
Khorlim, Mapusa, Bardez-Goa
Ph.: 9225908580**

Subject: Certificate of Percentage of Completion of Construction Work of a residential building, Swimming Pool & Compound wall situated on the plot bearing Chalta no 5/3 of P.T.Sheet No 27 situated at Mapusa, Bardez Taluka, District North Goa admeasuring 938 Sq. mts. area being developed by Mr. Casmiro Charles Mario Lobo.

Ref: Goa RERA Registration Number PRGO02231910

Sir,

I Mr. **Siddharth Naik (M/s. ULYSIS)** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of residential building project, Swimming Pool & Compound wall situated on the plot bearing Chalta no 5/3 of P.T.Sheet No 27 situated at Mapusa, Bardez Taluka, District North Goa admeasuring 938 Sq. mts. area being developed by Mr. Casmiro Charles Mario Lobo

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri **Siddharth Naik (M/s. ULYSIS)** as Architect;
- (ii) Shri **Dattaprasad Khalap** 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 **PRGO02231910** 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.

5/3/25



Table A

Project of Mr. Casmiro Charles Mario Lobo at Mapusa

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Zero Number of basement(s) and plinth	100%
3	Zero Number of Podiums	-----
4	One Stilt Floor	100%
5	Five 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	100%
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	100%
10	Installation of Lifts, Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, Protection, Paving of areas electro, Mechanical Equipment's, Compliance to conditions of environment / CRZ NOC, Finishing to entrance Lobby/s, plinth appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	75%


5/3/25

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	100%	
2	Water Supply	Yes	0%	
3	Sewerage(chamber, Lines, Septic Tank)	Yes	100%	
4	Storm Water Drains	Yes	100%	
5	Landscaping & Tree Planting	No	-----	
6	Street Lighting	No	-----	
7	Community Flat	No	-----	
8	Treatment and Disposal of Sewage And Sullage water	No	-----	
9	Solid Waste Management & Disposal	Yes	0%	
10	Water Conservation , Rain water harvesting	No	-----	
11	Energy Management	No	-----	
12	Fire Protection And Fire safety Requirements	No	-----	
13	Gym Equipment's & Furnishing	No	-----	
14	Security System & LED TV Projection	No	-----	
15	Swimming Pool	Yes	80 %	
16	Compound Wall & Entrance	Yes	100 %	
17	Site Development	Yes	85 %	

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)