

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: 23rd Dec 2023

To,
M/s. Saldanha Developers Pvt. Ltd,
302, Mathias Plaza,
18th June Road,
Panaji - Goa 403 001(Regd.Office)

Subject: Certificate of Percentage of Completion of Construction Work of 2 Nos. of Building(s) – West and East Block of the Project Saldanha Baga situated on the Plot bearing Survey No. 230/15-A demarcated by its boundaries, to the North by property bearing Survey Nos. 230/3,4,5,6,7,10,11 and partly by Survey No. 230/15, to the South by Annette Beach Resort belonging to M/s. Saldanha Developers Pvt. Ltd. , to the East by Annette Beach Resort belonging to M/s. Saldanha Developers Pvt. Ltd., to the West by public road and partly by Survey No. 230/15, Village Panchayat Calangute, Taluka Bardez, District North Goa, PIN 403516 admeasuring 2925.00 sq.mts. area being developed by M/s. Saldanha Developers Pvt. Ltd.

Ref: Goa RERA Registration Number _____

Sir,

I/ We **M/s ULYSIS** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the (2 nos) Building(s) –**West and East Block** of the Project, situated on the plot bearing **Survey No.230/15-A** of Village Panchayat **Calangute**, Taluka **Bardez**, District **North Goa**, PIN **403516**, admeasuring **2925.00 sq.mtrs.** area being developed by **M/s. Saldanha Developers Pvt. Ltd.**

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

- (i) M/s. **ULYSIS** as Architect
- (ii) Shri **Rajesh Mahambrey** as Structural Consultant
- (iii) Shri. **Stanley D'Souza** 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 _____ 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.

23/12/23

Table ABuilding Number **WEST BLOCK** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0 %
2	Zero number of Basement (s) and 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 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	0%


23/12/23

Table ABuilding Number **EAST BLOCK** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	Zero number of Basement (s) and 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 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	0%


23/12/23

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 & Strom water drains	<u>Yes</u>	0%	
2	Sewerage (Chamber, septic tank,STP) & Treatment & disposal of sewage/Sullage water	<u>Yes</u>	0%	
3	Landscaping,Tree planting,Street lighting & way finding signages	<u>Yes</u>	0%	
4	Community Building	<u>No</u>	0	
5	Solid Waste management & Disposal	<u>No</u>	0	
6	Water conservation, Rain water harvesting	<u>No</u>	0	
7	Fire protection and fire safety requirements	<u>No</u>	0	
8	Water Supply	<u>Yes</u>	0%	
9	Storm water drains	<u>Yes</u>	0%	
10	Street Lighting	<u>Yes</u>	0%	
11	Energy Management	<u>No</u>	0	
12	Electrical meter room, sub-station, receiving station.	<u>Yes</u>	0%	
13	Swimming pool	<u>Yes</u>	0%	
14	Compound wall & Entrance	<u>Yes</u>	0%	

Yours Faithfully


AR. SIDDHARTH D. NAIK
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 REG. NO : AR/0027/2010
 COA NO :CA/97 / 21749
 FOR M/S ULYSIS (PROPRIETOR)