

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: 17th April 2025

To,
M/s Aadhvay Realtors Private Limited
101, Sapphire JN.of S.V.RD 8#38, 1 st Road, Khar (W),
Khar Delivery, Mumbai- 400052

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building of the Project 'Casa Beleza' situated on the Plot bearing plot bearing S. No. 147/ 5, bounded on the North by S. No. 147/4, on the South by S. No. 147/7, East by property bearing S. Nos. 147/6 and 147/8 and on the West by Road, situated at Pilerne Village, Bardez Taluka, Goa, PIN 403114 admeasuring 2450 sq.mts., area being developed by M/s Aadhvay Realtors Private Limited.

Ref: Goa RERA Registration Number _____

Sir,

We **M/s ULYSIS (Arch. Sidharth Naik)** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **1 No. of Building** of the Project '**Casa Beleza**' situated on the Plot bearing plot bearing S. No. 147/ 5, bounded on the North by S. No. 147/4, on the South by S. No. 147/7, East by property bearing S. Nos. 147/6 and 147/8 and on the West by Road, situated at Pilerne Village, Bardez Taluka, Goa, PIN **403114** admeasuring 2450 sq.mts., area being developed by M/s Aadhvay Realtors Private Limited.

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

- (i) **M/s. ULYSIS (Arch. Sidharth Naik)** as Architect
- (ii) **Shri Rajesh Mahambrey** as Structural Consultant

Based on Site Inspection, with respect to the Building of the foresaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building 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.


17/4/25

Table A**Building**

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	One number of Basement and Plinth	0%
3	One number of Podium	0%
4	One Stilt Floor	0%
5	Five number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flat/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, Lift 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, Electrical fittings to Common Areas, electro, mechanical equipment, 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%


17/4/25

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 ,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 signage's	<u>Yes</u>	0%	
4	Community Building (Society office)	<u>Yes</u>	0%	
5	Solid Waste management & Disposal	<u>Yes</u>	0%	
6	Water conservation, Rain water harvesting	<u>No</u>	-----	
7	Fire protection and fire safety requirements	<u>No</u>	-----	
8	Security System & LED TV projection	<u>Yes</u>	0%	
9	Gym Equipments and furnishing	<u>No</u>	-----	
10	Swimming pool	<u>Yes</u>	0%	
11	Compound wall & Entrance	<u>Yes</u>	0%	
12	Site Preparation and retaining walls.	<u>Yes</u>	0%	

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)