

ARCHITECT'S CERTIFICATE

Date: 30-09-2022

To
Classic Squares Reality Pvt Ltd
5th Floor, Fortune Square Building,
Morod, Mapusa, Bardez Goa -403507.

Subject: Certificate of Percentage of Completion of Construction Work of 10 No.Of Residential Buildings (A, B1,B2,C1,C2,D1,D2,E1,E2 &F) situated on the Plot bearing PTS no 26 demarcated by its boundaries By latitude 15°36'34.71"N and Longitude 73°48'50.80"E to the North, By latitude 15°36'31.59"N and Longitude 73°48'52.80"E to the South of Ward Xelpem Duler Municipality Mapusa taluka Bardez District North PIN 403507 admeasuring 15,568. Sq.Mtr. area being developed by Classic Squares Reality Pvt Ltd.

Sir,

We M/S ULYSIS have undertaken assignment as Architect certifying Percentage of Completion of Construction Work of the of 10 No.Of Residential Buildings (A, B1,B2,C1,C2,D1,D2,E1,E2 &F) situated on the Plot bearing PTS no 26 demarcated by its boundaries By latitude 15°36'34.71"N and Longitude 73°48'50.80"E to the North, By latitude 15°36'31.59"N and Longitude 73°48'52.80"E to the South of Ward Xelpem Duler Municipality Mapusa taluka Bardez District North PIN 403507 admeasuring 15,568. Sq.Mtr. area being developed by Classic Squares Reality Pvt Ltd.

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

- (i) M/s ULYSIS (Sidharth Naik) as Architect ;
- (ii) M/s Rajesh Mahembrey & Associates as Structural Consultant
- (iii) M/s Joshi Engineering Consaltancy as MEP Consultant
- (iv) M/s Rajesh Mahembrey & Associates as Quantity Surveyor *

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 PRGO 04180343 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.



ULYSIS
Architectural, Interior & Landscape Consultants

Table A

Building A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	95%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	95%

38/9/22

Table A

Building B1-B2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	95%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	95%

38/9/22

Table A**Building C1 – C2**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	95%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	95%

30/9/22

Table A

Building D1 – D2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	95%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	95%


30/9/22

Table A**Building E1 – E2**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Six</u> 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	95%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	95%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	95%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	95%

38/9/22

Table A

Building F

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and One number Plinth	100%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	100%
5	<u>Five</u> 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	95%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100%
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	95%


39/8/22

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	YES	95%	
2.	Water Supply	YES	95 %	
3.	Sewerage (chamber, lines, Septic Tank , STP)	YES	95 %	
4.	Storm Water Drains	YES	95 %	
5.	Landscaping & Tree Planting	YES	90 %	
6.	Street Lighting	YES	90 %	
7.	Community Buildings	YES	90 %	
8.	Treatment and disposal of sewage and sullage water	YES	85 %	
9.	Solid Waste management & Disposal	YES	60 %	
10.	Water conservation, Rain water harvesting	YES	80%	
11.	Energy management	NO	---	
12.	Fire protection and fire safety requirements	YES	95 %	
13.	Electrical meter room, sub-station, receiving station	YES	90%	
14.	Others (Option to Add more)	-----	-----	

Yours Faithfully

30/9/22
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)