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 <u>M/S ULYSIS</u> 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.

130/5/22

Table A

Building A

Sr. No	Tasks /Activity	Percentage of work done	
1	Excavation	100%	
2	Zero number of Basement(s) and One number Plinth	100%	
3	Zero number of Podiums	0%	
4	One Stilt Floor	100%	
5	Six 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		

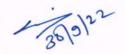


Table A

Building B1-B2

Sr. No Tasks /Activity		Percentage of work done	
1	Excavation	100%	
2	Zero number of Basement(s) and One number Plinth	100%	
3	Zero number of Podiums	0%	
4	One Stilt Floor	100%	
5	Six 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		

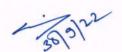


Table A

Building C1 - C2

Sr. No	Tasks /Activity	Percentage of work done	
1	1 Excavation		
2	Zero number of Basement(s) and One number Plinth	100%	
3	Zero number of Podiums	0%	
4	One Stilt Floor	100%	
5	Six 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		



Table A

Building D1 - D2

Sr. No	Sr. No Tasks /Activity			
1	Excavation	100%		
2	Zero number of Basement(s) and One number Plinth	100%		
3	Zero number of Podiums	0%		
4	One Stilt Floor	100%		
5	Six 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			

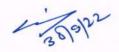


Table A

Building E1 – E2

Sr. No	Sr. No Tasks /Activity		
1	Excavation	100%	
2	Zero number of Basement(s) and One number Plinth	100%	
3	Zero number of Podiums	0%	
4	One Stilt Floor	100%	
5	Six 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%	

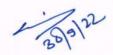


Table A

Building F

Sr. No	Sr. No Tasks /Activity 1 Excavation	
1		
2	Zero number of Basement(s) and One number Plinth	100%
3	Zero number of Podiums	0%
4	One Stilt Floor	100%
5	Five number of Slabs of Super Structure	100%
6	6 Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	7 Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	
8	8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
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	



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)			

AR. SIDDHARTH D. NAIK

201 - A, MATHIAS DI ATT PANAJI - GOA 403 001 REG. NO: AR/0027/2010 COA NO :CA/97 / 21749

FOR M/S ULYSIS (PROPRIETOR)