



SOARES & ASSOCIATES

ARCHITECTS

orty f. soares
bryan j. soares

b. arch. f.i.i.a. ca/89/12049

b. arch. f.i.i.a. ca/89/12085

Ref. No.

Date.

FORM1

(See Rule 5(1) (a)(ii))

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of On-Going Project and for withdrawal of Money from Designated Account)

Date: 22.02.2018

To

Palacio Property Developers pvt.Ltd.

Goa Velha – Goa.

Subject: Certificate of Completion of Construction Work of Block M & N no. of Building 2/Wing of the Building of 3rd phase of the project [Goa RERA Registration Number] situated on the Plot bearing PTS, Chalta No. /Survey no. /Plot no 181/1(P), 2, 3, 5(P), 180/1(P), 2(P), 182/7, 183/9 demarcated by its boundaries (latitude and longitude of the end points) to the North: By property "Santarem" belonging to Z. Bukhari (part) and Menino Piedade D'souza (part) bearing survey No. 181/5, to the South By river Sant Anna (Siridao), to the East: By remaining portion of property "SAPAL" surveyed under survey No. 180/1 & 2, to the West: By land "Sapal" belonging to Government of Goa Velha Village, Tiswadi Taluka South Goa District 403108 PIN Plot admeasuring 3730.00sq.mts. area being developed by Palacio Property Developers pvt.Ltd.

Ref: Goa RERA Registration Number (New Application)

Sir,

I /We Bryan Soares have undertaken assignment as Architect / Licensed Surveyor of certifying percentage of Completion of Construction work of the Block M & N Building (s) / 2 Wings (s) 3rd of the phase of the Project, situated on the plot bearing PTS No./Survey No 181/1(P), 2, 3, 5(P), 180/1(P), 2(P), 182/7, 183/9, of Goa Velha Village, Tiswadi Taluka South Goa District 403108 PIN Plot admeasuring 3730.00sq.mts. area being developed by Palacio Property Developers pvt.Ltd.



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

- (i) M/s/Shri Bryan Soares as L.S./Architect;
- (ii) M/s/Shri Paresh Gaitonde as Structural Consultant
- (iii) M/s/Shri _____ as MEP consultant
- (iv) M/s/Shri Vinayak Tanji 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 fresh application 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

(Bldg-M)

Table A

Building/WingNumber_(tobepreparedseparatelyforeachBuilding/ WingoftheProject)

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s) and plinth	100 %
3	Number of Podiums	----
4	Stilt Floor	60 %
5	Number of Slabs Of Super Structure	70 %
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	25 %
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	50 %
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	



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 Fresh Application 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

(Bldg -N)

Table A

Building/Wing Number (to be prepared separately for each Building/ Wing of the Project)

Sr. No	Task/Activity	Percentage Of work done
1	Excavation	100 %
2	Number of basement(s) and plinth	100 %
3	Number of Podiums	----
4	Stilt Floor	30 %
5	Number of Slabs Of Super Structure	20 %
6	Internal Walls ,Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	20 %
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	
10	Installation of Lifts ,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, electro, Mechanical Equipments ,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	

Bryan J. Soares

Signature & Name Reg. No. CA/89/12046

AR/001/2010

Stamp No.

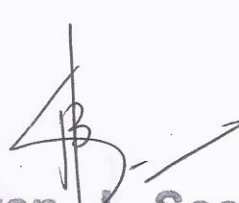
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Table B

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	0	NA
2	Water Supply	YES	0	NA
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0	NA
4	Storm Water Drains	YES	0	NA
5	Landscaping & Tree Planting	YES	0	NA
6	Street Lighting	YES	0	NA
7	Community Buildings	NO	0	NA
8	Treatment andDisposal ofSewage AndSullage water	NO	0	NA
9	Solid WasteManagement & Disposal	NO	0	NA
10	WaterConservation , Rain water Harvesting	YES	0	NA
11	Energy Management	YES	0	NA
12	Fire Protection And Fire safety Requirements	YES	0	NA
13	Electrical meter R room, Sub-station, Receiving station	YES	0	NA
14	Others (Option to Add more)	NO	0	NA

Yours Faithfully


Bryan J. Soares
 Reg. No. CA/89/12085
 AR/0031/2010

Signature & Name of Architect

License No. _____

B

Form 2

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Wing)

Date : 22.02.2018

To,

Palacio Property Developers pvt.Ltd.

Goa Velha – Goa.

Subject: Certificate of Completion of Construction Work of Block M & N no. of Building 2/Wing of the Building of 3rd phase of the project [Goa RERA Registration Number] situated on the Plot bearing PTS, Chalta No. /Survey no. /Plot no 181/1(P),2,3,5(P), 180/1(P),2(P), 182/7, 183/9 demarcated by its boundaries (latitude and longitude of the end points) to the North: By property "Santarem" belonging to Z. Bukhari(part) and Menino Piedade D'souza (part) bearing survey No. 181/5, to the South By river Sant Anna (Siridao), to the East: By remaining portion of property "SAPAL" surveyed under survey No. 180/1 & 2, to the West: By land "Sapal" belonging to Government of Goa Velha Village, Tiswadi Taluka South Goa District 403108 PIN Plot admeasuring 3730.00sq.mts. area being developed by Palacio Property Developers pvt.Ltd.

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- (ii) M/s/Shri Paresh Gaitonde as Structural Consultant
- (iii) M/s/Shri _____ as MEP consultant
- (iv) M/s/Shri Vinayak Tanji as Site Supervisor

Yours faithfully,


Bryan J. Soares

Signature & Name of Architect

Reg. No. AR/89/12085
AR/0031/2010

License No. _____

Building BLOCK N						
SR.NO	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ MTRS	AREA OF EXCLUSIVE BALCONY IN SQ MTRS	AREA OF EXCLUSIVE TERRACE IN SQ MTRS	SOLD/UNSOLD
1	FLAT	C-001	113.16	24.31	73.34	UNSOLD
2	FLAT	C-002	113.16	24.31	156.00	UNSOLD
3	FLAT	C-101	113.16	24.31	0	UNSOLD
4	FLAT	C-102	113.16	24.31	0	UNSOLD
5	FLAT	C-103	113.16	24.31	0	SOLD
6	FLAT	C-104	113.16	24.31	0	UNSOLD
7	FLAT	C-201	113.16	24.31	0	SOLD
8	FLAT	C-202	113.16	24.31	0	SOLD
9	FLAT	C-203	113.16	24.31	0	SOLD
10	FLAT	C-204	113.16	24.31	0	UNSOLD
11	FLAT	C-301	113.16	36.93	34.56	UNSOLD
12	FLAT	C-302	113.16	36.93	34.56	UNSOLD
13	FLAT	C-303	113.16	24.31	0	SOLD
14	FLAT	C-304	113.16	24.31	0	SOLD
15	FLAT	C-403	113.16	36.93	127.40	UNSOLD
16	FLAT	C-404	113.16	36.93	127.40	SOLD
	Total		1810.56	439.44	553.26	


Bryan J. Soares
 Reg. No. CA/89/12085
 AR/0031/2010

Building BLOCK M						
SR. NO	FLAT/SHOP/VILLA	NUMBER	CARPET AREA AS PER RERA IN SQ. MTRS	AREA OF EXCLUSIVE BALCONY IN SQ. MTRS	AREA OF EXCLUSIVE TERRACE IN SQ. MTRS	SOLD/UNSOLD
1	FLAT	B-001	113.16	24.31	73.34	UNSOLD
2	FLAT	B-002	113.16	24.31	156.00	UNSOLD
3	FLAT	B-101	113.16	24.31	0	UNSOLD
4	FLAT	B-102	113.16	24.31	0	UNSOLD
5	FLAT	B-103	113.16	24.31	0	UNSOLD
6	FLAT	B-104	113.16	24.31	0	UNSOLD
7	FLAT	B-201	113.16	24.31	0	UNSOLD
8	FLAT	B-202	113.16	24.31	0	UN SOLD
9	FLAT	B-203	113.16	24.31	0	UNSOLD
10	FLAT	B-204	113.16	24.31	0	UNSOLD
11	FLAT	B-301	113.16	36.93	34.56	UNSOLD
12	FLAT	B-302	113.16	36.93	34.56	UNSOLD
13	FLAT	B-303	113.16	24.31	0	SOLD
14	FLAT	B-304	113.16	24.31	0	SOLD
15	FLAT	B-403	113.16	36.93	0	SOLD
16	FLAT	B-404	113.16	36.93	127.40	UNSOLD
	Total		1810.56	439.44	425.86	


Bryan J. Soares
 Reg. No. CA/89/12085
 AR/0031/2010