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# SOARES & ASSOCIATES

ARCHITECTS

*orty f. soares*  
*bryan j. soares*

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

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

Ref. No.

Date.

## FORM 1

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

### ARCHITECT'S CERTIFICATE

Date: 22.09.2022

To,  
GOLDEN SANDS CONSTRUCTION LLP  
97, ASCANIO D'COSTA ROAD, BEHIND GRACE CHURCH,  
MARGAO, SOUTH GOA, GOA, 403601

**Subject:** Certificate of percentage of completion of construction work of 03 Nos. of Building Block-A, Block-B, Block-C of the of the project VARCA PALMS VILLAS AND APARTMENTS, situated on the plot bearing Survey No. 100/2-B, demarcated by its boundaries (Latitude and longitude of the end points) by Survey No. 94/3 to the North, by Survey No. 94/3 to the South, by ORLIM VILLAGE to the East, by Survey No. 100/2 to the West of ward LANGOTIM, Village Panchayat of VARCA Taluka SALCETE District SOUTH GOA PIN 403724 admeasuring 7,440.00 sq. mts. area being developed by GOLDEN SANDS CONSTRUCTION LLP.

**Ref:** Goa RERA Registration Number (NEW)

Sir,

I, Mr. Bryan J. Soares have undertaken assignment as Architect of certifying percentage of Completion of Construction work of 03 Nos. of Building Block-A, Block-B, Block-C of the Project VARCA PALMS VILLAS AND APARTMENTS, situated on the plot bearing Survey No. 100/2-B demarcated by its boundaries (Latitude and longitude of the end points) by Survey No. 94/3 to the North, by Survey No. 94/3 to the South, by ORLIM VILLAGE to the East, by Survey No. 100/2 to the West of ward LANGOTIM, Village Panchayat of VARCA Taluka SALCETE District SOUTH GOA, PIN 403724 admeasuring 7,440.00 sq. mts. area being developed by GOLDEN SANDS CONSTRUCTION LLP.

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

- (i) Mr. Bryan J. Soares as Architect;
- (ii) Mr. Paresh Gaitonde as Structural Consultant;
- (iii) Mr. Rohit Uchil as MEP consultant;
- (iv) Mr. Neville Dick as Site Supervisor.

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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 (NEW) 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.

Table A  
Building Block - A

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

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Table A  
Building Block - B

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

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Table A  
Building Block - C

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

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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 Work Done	Of	Details
1	Internal Roads and Footpaths	NO	0		NA
2	Water Supply	YES	0		NA
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0		NA
4	Storm Water Drains	NO	0		NA
5	Landscaping & Tree Planting	NO	0		NA
6	Street Lighting	NO	0		NA
7	Community Buildings	NO	0		NA
8	Treatment and Disposal of Sewage And Sullage water	NO	0		NA
9	Solid Waste Management & Disposal	NO	0		NA
10	Water Conservation, Rain water Harvesting	YES	0		NA
11	Energy Management	NO	0		NA
12	Fire Protection And Fire safety Requirements	NO	0		NA
13	Electrical meter room, Sub-station, Receiving station	YES	0		NA
14	Others (Option to Add more)	NO	0		NA

Yours Faithfully



BRYAN J. SOARES  
License No. CA/89/12085

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

BLOCK-A	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
FLAT/SHOP/VILLA					
STILT / GROUND FLOOR					
SHOP	001	22.55	0.00	0.00	UNSOLD
SHOP	002	29.85	0.00	0.00	UNSOLD
SHOP	003	20.10	0.00	0.00	UNSOLD
SHOP	004	20.10	0.00	0.00	UNSOLD
SHOP	005	29.85	0.00	0.00	UNSOLD
SHOP	006	22.55	0.00	0.00	UNSOLD
SHOP	007	22.55	0.00	0.00	UNSOLD
SHOP	008	29.85	0.00	0.00	UNSOLD
SHOP	009	20.10	0.00	0.00	UNSOLD
SHOP	010	20.10	0.00	0.00	UNSOLD
SHOP	011	29.85	0.00	0.00	UNSOLD
SHOP	012	22.55	0.00	0.00	UNSOLD
FIRST FLOOR					
3BHK	101	96.45	17.40	0.00	UNSOLD
2BHK	102	73.80	13.30	0.00	UNSOLD
2BHK	103	73.80	13.30	0.00	UNSOLD
3BHK	104	96.45	17.40	0.00	UNSOLD
2BHK	105	73.80	18.55	4.75	UNSOLD
2BHK	106	73.80	18.55	4.75	UNSOLD
2BHK	107	73.80	18.55	4.75	UNSOLD
2BHK	108	73.80	18.55	4.75	UNSOLD
SECOND FLOOR					
2BHK	201	79.00	24.60	23.55	UNSOLD
1BHK	202	55.45	18.70	18.15	UNSOLD
1BHK	203	55.45	18.70	18.15	UNSOLD
2BHK	204	79.00	24.60	23.55	UNSOLD
2BHK	205	73.80	18.55	0.00	UNSOLD
2BHK	206	73.80	18.55	0.00	UNSOLD
2BHK	207	73.80	18.55	0.00	UNSOLD
2BHK	208	73.80	18.55	0.00	UNSOLD



BLOCK-B					
NUMBER	FLAT/SHOP/MILLA	CARPET AREA AS PER RERA IN SQ.MTRS	AREA OF EXCLUSIVE BALCONY IN SQ.MTRS	AREA OF EXCLUSIVE TERRACE IN SQ.MTRS	SOLD/UNSOLD
<b>FIRST FLOOR</b>					
101	3BHK	81.60	18.15	0.00	UNSOLD
102	3BHK	81.60	18.15	0.00	UNSOLD
103	3BHK	81.60	18.15	0.00	UNSOLD
104	3BHK	81.60	18.15	0.00	UNSOLD
<b>SECOND FLOOR</b>					
201	3BHK	81.60	18.15	0.00	UNSOLD
202	3BHK	81.60	18.15	0.00	UNSOLD
203	3BHK	81.60	18.15	0.00	UNSOLD
204	3BHK	81.60	18.15	0.00	UNSOLD





BLOCK-C					
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
<b>FIRST FLOOR</b>					
3BHK	101	96.45	17.40	0.00	UNSOLD
2BHK	102	73.80	13.30	0.00	UNSOLD
2BHK	103	73.80	13.30	0.00	UNSOLD
3BHK	104	96.40	17.40	0.00	UNSOLD
2BHK	105	73.80	18.55	0.00	UNSOLD
2BHK	106	73.80	18.55	0.00	UNSOLD
2BHK	107	73.80	18.55	0.00	UNSOLD
2BHK	108	73.80	18.55	0.00	UNSOLD
<b>SECOND FLOOR</b>					
2BHK	201	79.00	24.60	23.55	UNSOLD
1BHK	202	55.45	18.70	18.15	UNSOLD
1BHK	203	55.45	18.70	18.15	UNSOLD
2BHK	204	79.00	24.60	23.55	UNSOLD
2BHK	205	73.80	18.55	4.80	UNSOLD
1BHK	206	55.45	18.70	18.15	UNSOLD
1BHK	207	55.45	18.70	18.15	UNSOLD
2BHK	208	73.80	18.55	4.80	UNSOLD

