

**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: 21<sup>st</sup> Feb 2018**

To,  
C M Lobo  
(Proprietor: Mr. Casmiro Charles Mario Lobo)  
A -503, 5<sup>th</sup> Floor, Saldanha Business Towers,  
At Court Circle, Altinho,  
Mapusa, Goa.-403507.

**Subject: Certificate of Percentage of Completion of Construction Work of 8 Nos. Of Blocks-A ,Block-B, villa-1,villa-2,villa-3, villa-4, villa-5 & villa-6 of the Project Serenidade Assagao, situated on the Amalgamated Plot bearing of Survey No. 222 / 2B, 6 & 10B demarcated by its boundaries, to the East by Survey No. 222/ 10-A ,to the West by village road, to the North by Survey No. 222/ 2 Part to the South by village road, of Assagao Village of Bardez Taluka , District of North Goa , Pin- 403507, admeasuring 3196 sq.mts, area being developed by C M Lobo Proprietor Mr. Casmiro Charles Mario Lobo.**

**Ref: Goa RERA Registration Number** NA.

Sir,

I/ We **M/s ULYSIS** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of 8 Nos. Of Blocks-A, Block-B, villa -1,villa -2,villa -3, villa -4, villa -5 & villa - 6 of the Project Serenidade Assagao, situated on the Amalgamated Plot bearing of Survey No. 222 / 2B, 6 & 10B of Assagao Village of Bardez Taluka , District of North Goa , admeasuring **3196 sq.mts.**, area being developed by **C M Lobo Proprietor Mr. Casmiro Charles Mario Lobo.**

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

- (i) M/s. **ULYSIS** as Architect
- (ii) Shri. **Dattaprasad Shet Khalap** as Structural Consultant

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 N.A. under GoaRERA 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.

**Table A**Building **Block A** (to be prepared separately for each Building)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	<b>Zero</b> number of Basement (s) and Plinth	100%
3	<b>Zero</b> number of Podiums	0%
4	<b>Zero</b> Stilt Floor	0%
5	<b>Three</b> number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/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, Lifts 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, 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	0%

**Table A**Building **Block B** (to be prepared separately for each Building)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	<b>Zero</b> number of Basement (s) and Plinth	100%
3	<b>Zero</b> number of Podiums	0
4	Stilt Floor	100%
5	<b>Three</b> 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	30%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	10%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
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	0%

**Table A****Villa – 1** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	<b>Zero</b> number of Basement (s) and Plinth	0%
3	<b>Zero</b> number of Podiums	0%
4	<b>Zero</b> Stilt Floor	0%
5	<b>Two</b> number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/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, Lifts 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, 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	0%

**Table A****Villa – 2** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	<b>Zero</b> number of Basement (s) and Plinth	0%
3	<b>Zero</b> number of Podiums	0%
4	<b>Zero</b> Stilt Floor	0%
5	<b>Two</b> number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/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, Lifts 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, 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	0%

**Table A****Villa – 3** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	<b>Zero</b> number of Basement (s) and Plinth	0%
3	<b>Zero</b> number of Podiums	0%
4	<b>Zero</b> Stilt Floor	0%
5	<b>Two</b> number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/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, Lifts 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, 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	0%

**Table A****Villa – 4** (to be prepared separately for each Building )

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	<b>Zero</b> number of Basement (s) and Plinth	0%
3	<b>Zero</b> number of Podiums	0%
4	<b>Zero</b> Stilt Floor	0%
5	<b>Two</b> number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/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, Lifts 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, 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	0%

**Table A****Villa – 5** (to be prepared separately for each Building )

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	<b>Zero</b> number of Basement (s) and Plinth	100%
3	<b>Zero</b> number of Podiums	0
4	<b>Zero</b> Stilt Floor	0
5	<b>Two</b> 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	60%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	25%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
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	0%



**Table A**

Villa – 6 (to be prepared separately for each Building)

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	<b>Zero</b> number of Basement (s) and Plinth	100%
3	<b>Zero</b> number of Podiums	0
4	<b>Zero</b> Stilt Floor	0
5	<b>Two</b> 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	60%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	25%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
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	0%

**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	<u>Yes</u>	0%	
2.	Water Supply	<u>Yes</u>	0%	
3.	Sewerage (Chamber, lines septic tank , STP)	<u>Yes</u>	0%	
4.	Storm Water Drains	<u>Yes</u>	0%	
5.	Landscaping & Tree Planting	<u>Yes</u>	0%	
6.	Street Lighting	<u>Yes</u>	0%	
7.	Community Buildings	<u>No</u>	0	
8.	Treatment and disposal of sew & sullage water	<u>No</u>	0	
9.	Solid Waste management & Disposal	<u>Yes</u>	0%	
10.	Water conservation, Rainwater harvesting	<u>No</u>	0	
11.	Energy Management	<u>Yes</u>	0%	
12.	Fire protection and fire safety requirements	<u>No</u>	0	
13.	Electrical meter room, sub-station, receiving station	<u>Yes</u>	0%	
14.	Gym Equipments and furnishing	<u>No</u>	0	
15.	Swimming pool	<u>Yes</u>	0%	
16.	Compound wall & Entrance	<u>Yes</u>	10%	
12	Site development	<u>Yes</u>	10%	

Yours Faithfully

FOR M/S ULYSIS (PROPRIETOR)

  
 AR. SIDDHARTH D. NAIK  
 201 - A, MATHIAS PLAZA  
 PANAJI - GOA 403 001  
 Reg. No : AR/0027/2010