

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: 29th Sept 2022

To,
M/s. Mogra Life (OPC) Pvt. Ltd.
Panaji, Tiswadi - Goa.

Subject: Certificate of Percentage of Completion of Construction Work of 2 Nos. Villas, Villas A & B of the Project situated on Plot bearing survey No./ Subdivision No. 283/1-A demarcated by its boundaries, by Public Road on the North, by property bearing Survey No.283/1-B to the South, by property bearing survey no. 283/2 to the East, by Public road to the West of Village Panchayat Anjuna, Taluka Bardez, District North Goa, PIN 403509 admeasuring 788 sq.mts. area being developed by M/s. Mogra Life (OPC) Pvt. Ltd.

Ref: Goa RERA Registration Number _____

Sir,

We **M/s ULYSIS** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **2 Nos. Villas , Villas A & B** of the Project, situated on the plot bearing **Survey No./ Subdivision No. 283/1-A** of Village Panchayat **Anjuna**, Taluka **Bardez**, District **North Goa**, PIN **403509**, admeasuring **788 sq.mts.**, area being developed by **M/s. Mogra Life (OPC) Pvt. Ltd.**

1. Following technical professionals are appointed by Owner / Promoter :-
- M/s. **ULYSIS** as Architect
 - Shri **Rajesh Mahambrey** as Structural Consultant

Based on Site Inspection, with respect to each of the Building/Wing and villa of the foresaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing and villa of the Real Estate Project as registered vide number _____ 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 the Table B.


29/9/22



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

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Installation of water pumps, Electrical Fittings, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	0%

← 29/9/22

Table A

Villa B (to be prepared separately for each Villa)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	0%
2	Zero number of Basement (s) and Plinth	0%
3	Zero number of Podiums	0
4	Zero Stilt Floor	0
5	Two number of slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Villa/Premises, Doors and Windows to each of the Villa/Premises	0%
7	Sanitary Fittings within the Villa / Premises, Electrical Fittings within the Villa /Premises	0%
8	Staircases and Lobbies Overhead (Loft) Water Tanks	0%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	0%
10	Installation of water pumps, Electrical Fittings, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	0%

29/9/22

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 & Strom water drains	<u>No</u>	--	
2	Water Supply	<u>Yes</u>	0%	
3	Sewerage (Chamber, 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 Building	<u>No</u>	--	
8	Treatment and disposal of sewage and sullage water	<u>No</u>	--	
9	Solid Waste management & Disposal	<u>No</u>	--	
10	Water conservation, Rain water harvesting	<u>No</u>	--	
11	Energy Management	<u>No</u>	--	
12	Fire protection and fire safety requirements	<u>No</u>	--	
13	Electrical meter room, sub-station, receiving station.	<u>Yes</u>	0%	
14	Swimming pool	<u>Yes</u>	0%	
15	Compound wall & Entrance	<u>Yes</u>	0%	

Yours Faithfully

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)