



**SAWANT & ASSOCIATES**  
architects - engineers - interior designers

**FORM 1**  
**(See Rule 5(1)(a)(ii))**  
**ARCHITECT'S CERTIFICATE**

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)**

To,

Date: 31 /03/2023

**M/S S. J. CONSTRUCTIONS,**  
H. No 196/1/3, Ambadi House,  
Near MES College, Vidyanagar Colony,  
Zuarinagar, Goa - 403726

**Subject: Certificate of Percentage of Completion of Construction Work of the Project ROYAL MAJESTIC , Commercial and Residential Group housing situated on the Plot bearing Survey No. 50/3 demarcated by its boundaries**

**ON THE NORTH : By property surveyed under Survey No. 50/2**

**ON THE SOUTH : By property surveyed under Survey No. 48/1**

**ON THE EAST : By Cansaulim-Colva road**

**ON THE WEST : By field and village Pale**

**of Ward\_\_ Municipality \_\_, Village panchayat Cansaulim-Arossim-Cuelim, Taluka Mormugao, District South Goa PIN403712 admeasuring 5425.00 Sq. Mtrs. area being developed by M/S. J. CONSTRUCTIONS.**

Sir,

We, Sawant and Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project **ROYAL MAJESTIC**, Commercial and Residential Group housing situated on the plot bearing **Survey No. 50/3**, of Ward \_\_ Municipality \_\_, Village panchayat Cansaulim-Arossim-Cuelim, Taluka Mormugao District South Goa PIN 403712 admeasuring 5425.00 Sq. Mtrs. are being developed by **M/S S. J. CONSTRUCTIONS.**

Following technical professionals are appointed by Owner / Promoter:-

- (i) Sawant and Associates as Architect
- (ii) Mr. Auxilio Rodrigues as Structural Consultant
- (iii) M/s /Shri/Smt ----- as MEP Consultant
- (iv) Mr Ritesh Ulvekar as Site Supervisor

Based on Site Inspection, with respect to each of the .....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 of the Real Estate Project as registered vide number.....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 Table B.

Table A

**ROYAL MAJESTIC, Building A** Residential and Commercial Group Housing Project (to be prepared separately for each Building / Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100.00
2	1 number of Basement(s) and Plinth	100.00
3	_____ number of Podium's	NA
4	Stilt Floor	NA
5	3 number of Slabs of Super Structure	100.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	70.00
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	10.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100.00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	20.00

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	0.00
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Table A

**ROYAL MAJESTIC, Building B** Residential and Commercial Group Housing Project (to be prepared separately for each Building / Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100.00
2	1 number of Basement(s) and Plinth	100.00
3	_____number of Podiums	NA
4	Stilt Floor	NA
5	3 number of Slabs of Super Structure	100.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	70.00
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	10.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100.00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	20.00

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	0.00
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Table A

**ROYAL MAJESTIC, Building C Residential and Commercial Group Housing Project (to be prepared separately for each Building / Wing of the Project)**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	1 number of Basement(s) and Plinth	100
3	_____ number of Podiums	NA
4	Stilt Floor	NA
5	3 number of Slabs of Super Structure	100.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	80.00
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	10.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100.00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0.00

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	0.00
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Table A

**ROYAL MAJESTIC, -- Row Houses** Residential and Commercial Group Housing Project (to be prepared separately for each Building / Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100.00
2	0 number of Basement(s) and Plinth- 1 Number	100.00
3	_____ number of Podiums	NA
4	Stilt Floor	NA
5	2 number of Slabs of Super Structure	100.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	90.00
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	10.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100.00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	100.00

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	0.00
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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	0.00
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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 & Footpaths	YES	0.00	-----
2.	Water Supply	YES	0.00	Over head water tank, Underground water tank, PWD water supply
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0.00	Chamber and line to Public sewer
4.	Storm Water Drains	YES	0.00	-----
5.	Landscaping & Tree Planting	YES	0.00	-----
6.	Street Lighting	YES	0.00	LED Lights

7.	Community Buildings	YES	50.00	Clubhouse
8.	Treatment and disposal of sewage and sullage water	YES	0.00	Compost pit
9	Solid Waste management & Disposal	NO	0.00	-----
10	Water conservation, Rain water harvesting	NO	0.00	-----
11	Energy management	NO	0.00	-----
12	Fire protection and fire safety requirements	NO	0.00	-----
13	Electrical meter room, sub-station, receiving station	YES	0.00	Transformer, DG Set Electrical Panel
14	Swimming pool	YES	0.00	-----

Yours Faithfully



MANISHA.R.LOTLIKAR

(COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)

For Sawant and Associates