

# NAINA NAGPAL

(ARCHITECT)

## FORM 1 [see Regulation 3]

### ARCHITECT'S CERTIFICATE

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

To,

Date: 14-Feb-18

**Vianaar Properties Pvt. Ltd,**  
Unit No. 201, Gera's Imperium I,  
Patto, Panjim,  
Goa 403 001

**Subject: Certificate of Percentage of Completion of Construction Work of La- Sierra Phase I, Villa Project (Goa RERA Registration Number \_\_\_\_\_) situated on the Plot bearing Survey No. 377/1-A, demarcated by its boundaries (latitude and longitude of the end points) By remaining part of property bearing S. No. 377/1 to the North, By remaining part of property bearing S. No. 377/1 to the South, By remaining part of property bearing S. No. 377/1-A to the East, By property bearing S. No. 378/5A to the West, of Village Anjuna,, Taluka Bardez, Dist North Goa, PIN 403509, admeasuring 3500 q. Mtrs. area being developed by Vianaar Properties Pvt. Ltd,**

Sir,

I, Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the La- Sierra Phase I, Villa Project (Goa RERA Registration Number \_\_\_\_\_) situated on the Plot bearing Survey No. 377/1-A, of Village Anjuna,, Taluka Bardez, Dist North Goa, PIN 403509, admeasuring 3500 q. Mtrs. area being developed by Vianaar Property Pvt. Ltd,

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

1. Smt. Naina Nagpal as L.S. / Architect;
2. Shri Nadeem Khan as Structural Consultant;
3. M/s/Shri/Smt \_\_\_\_\_ NA \_\_\_\_\_ as MEP Consultant;
4. Shri. Shirish Helgekar Site Supervisor

**Address: 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, Delhi- 110068**  
**Email: naina@anian.in Phone no. +91-9810000957**

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Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the Building 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 Table B.

**Table A**

**La- Sierra Phase I, Villa Project (to be prepared separately for total Building of the Project)**

<b>Sr. No.</b>	<b>Tasks / Activity</b>	<b>Percentage of Work Done</b>
1	Excavation	0
2	0 number of Basement(s) and 10 Plinth	0
3	.....number of Podium(s)	NA
4	Stilt Floor	NA
5	20 number of Slabs of Super Structure	0
6	Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/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

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TABLE - B

## Internal & External Development Works in Respect of the entire Registered Phase

S. No	Common areas & Facilities, Amenities	Proposed (Yes / No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	0	Internal Roads
2.	Water Supply	Yes	0	Well, underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	0	CHAMBER LINE, Septic Tank
4.	Storm Water Drains	Yes	0	Chambers and Pipe Lines
5.	Landscaping & Tree Planting	Yes	0	Tree Planting
6.	Street Lighting	Yes	0	LED Lights
7.	Community Buildings	No	-	-
8.	Treatment & Disposal of sewage & Sullage water	Yes	0	Septic Tank
9.	Solid waste management & Disposal	Yes	0	Septic Tank
10.	Water conservation, Rain Water Harvesting	Yes	0	Rain Water Harvesting
11.	Energy management	No	-	-
12.	Fire protection and fire safety requirements	No	-	-
13.	Electrical meter room, sub-station, receiving station	Yes	0	Transformer and Panel Room
14.	Others (Option to Add more)	-	-	-

Yours Faithfully



Naina Nagpal

Signature & Name (IN BLOCK LETTERS) of L.S./Architect

(License No. CA/2003/30966)

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**EXTRACT THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S VIANAAR PROPERTIES PVT. LTD. HAVING SERIAL NO. 16/2017-18 HELD ON MONDAY, 12<sup>TH</sup> DAY OF FEBRUARY 2018, AT 03:00 P.M. AT UNIT NO 201 GERAS IMPERIUM PATTO PLAZA, PANAJI NORTH GOA-403001, WHEN A PROPER QUORUM WAS PRESENT.**

**"RESOLVED THAT** Mr. Varun Nagpal, Director of the company, who is well conversant with the facts of the property known as "CHIVARI" also known as "CUPACHI GALLI also known as "VOLLO" admeasuring 3500 sq. mts. surveyed under Survey No. 377/1-A located within the limits of Village Panchayat of Anjuna in the Taluka and Sub-District of Bardez, District of North, be and is hereby authorised to enter into project registration under RERA (Real Estate Regulation Act) and further sign, verify and institute, to sign all applications including the application for registration under RERA, Goa, swear affidavit, to sign all required documents, statements related to this property in any way in which he deems fit to pursue the resolution as above."

**"RESOLVED FURTHER THAT** Varun Nagpal be and is hereby severally authorized to do all such acts, deeds and things as may be necessary or incidental to give effect to the above.

//Certified True Copy//  
For **VIANAAR PROPERTIES PRIVATE LIMITED**

For Vianaar Properties Pvt. Ltd.

**Varun Nagpal**  
(Director)  
DIN: 02741604

Director

For Vianaar Properties Pvt. Ltd.

**Neelam Nagpal**  
(Director)  
DIN: 05351207

Director