

# NAINA NAGAL

(ARCHITECT)

## FORM 1

### ARCHITECT'S CERTIFICATE

To,

**Ryago Homes Private Limited**  
61, VIRAJ SILVERENE CHS LTD, 321,  
HILL ROAD OPP MEHBOOB STUDIO,  
BANDRA (W) MUMBAI 400050

Date: 23/04/2024

**Subject: Certificate of Percentage of Completion of Construction Work of La Mora, Villa Project (Goa RERA Registration Number: PRGO11232125) situated on the Plot bearing Survey No. 238/6 & 238/12, of village Siolim, Taluka Bardez, Dist. North Goa, PIN-403517 admeasuring 3851 Sq. Mtr, area being developed by Ryago Homes Private Limited.**

Survey no. 238/6 - demarcated by its boundaries (latitude and longitude of the end points) by Nallah and property surveyed under no. 240/11 to the North, by the property bearing survey no. 239/28 and survey no. 238/6-A to the West, by property bearing survey no 239/6, 239/7, 239/8, 239/9, 239/10, 239/45, 239/47, and 239/49 to the North, by road to the South of village Siolim. Admeasuring 3826 Sq. Mtr, area.

Survey no. 238/12 - demarcated by its boundaries (latitude and longitude of the end points) by property bearing survey no. 238/6 to the East, by the property bearing survey no. 238/6 to the West, by the property bearing survey no. 238/6 to the North, by the property bearing survey no. 238/6 to the South of village Siolim. Admeasuring 25 Sq. Mtr, area.

Sir,

I, Ms Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the La Mora, Villa Project (Goa RERA Registration Number : PRGO11232125) situated on the Plot bearing Survey No.238/6 & 238/12 of village Siolim, Taluka Bardez, Dist. North Goa, PIN-403517 admeasuring 3851 Sq. Mtr, area being developed by Ryago Homes Private Limited.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Ms. Naina Nagpal as L.S. / Architect;
- (ii) Mr. Paresh Gaitonde as Structural Consultant;
- (iii) M/s/Shri/Smt. \_\_\_\_\_ NA \_\_\_\_\_ as MEP Consultant;
- (iv) Mr. \_\_\_\_\_ as Site Supervisor

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

**Address: 97-B Manekshaw Road, Anupam Garden Sainik Farms, Delhi – 110068**

**Email: [naina@anian.in](mailto:naina@anian.in) Phone no. +91-9810000957**

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Table A

La Mora, Villa Project (to be prepared separately for total of the Project)

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation	20%
2	NA number of Basement(s) and 14 Plinth	0%
3	.....number of Podium(s)	NA
4	0 Stilt Floor	NA
5	..... 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%	Underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	0%	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	No	-	-
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

  
MS NAINA NAGPAL  
(License No. CA/2003/30966)

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