

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: 13-02-2018

Ryago Hotels Pvt. Ltd,

Unit No. 212, Gera's Imperium I,

Patto, Panjim,

Goa 403 001

Subject: Certificate of Percentage of Completion of Construction Work of La-Maroma-II, Villa Project (Goa RERA Registration Number _____) situated on the Plot bearing Survey NO. 399/7-0, demarcated by its boundaries (latitude and longitude of the end points) By Property bearing Survey Nos. 399/2 and 399/4 of village Anjuna to the North, By properties surveyed under nos. 399/7-0 of village Anjuna to the South, By the remaining eastern part of our property surveyed under survey no. 399/7-0, 399/8 and 399/7(Part) of village Anjuna to the East, By Property bearing under survey nos. 399/7 and 399/9(Part) to the west of Village Anjuna to the Division Anjuna, , Taluka Bardez, Dist North Goa, PIN 403 509, admeasuring 7400 Sq. Mtrs. area being developed by Ryago Hotels Pvt. Ltd,

Sir,

I Ms Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the La-Maroma-II, Villa Project (Goa RERA Registration Number _____) situated on the Plot bearing Survey NO. 399/7-0, demarcated by its boundaries (latitude and longitude of the end points) By Property bearing Survey Nos. 399/2 and 399/4 of village Anjuna to the North, By properties surveyed under nos. 399/7-0 of village Anjuna to the South, By the remaining eastern part of our property surveyed under survey no. 399/7-0, 399/8 and 399/7(Part) of village Anjuna to the East, By Property bearing under survey nos. 399/7 and 399/9(Part) to the west of Village Anjuna to the Division Anjuna, village Anjuna, Taluka Bardéz, Dist North Gao, PIN 403 507, admeasuring 7400 Sq. Mtrs. area being developed by Ryago Hotels Pvt. Ltd,

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

- (i) Smt Naina Nagpal as L.S. / Architect,
- (ii) Shri Nadeem Khan as Structural Consultant;

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- (iii) M/s/Shri/Smt _____ NA _____ as MEP Consultant;
(iv) Shri Chetan Kundap 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 for each of the Villa of the Real Estate Project as registered vide numberunder 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-Maroma-II, Villa Project (to be prepared separately for total 20 Villas of the Project)

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation	90
2	NA number of Basement(s) and 10 Plinth	60
3	number of Podium(s)	NA
4	Stilt Floor	NA
5	20 number of Slabs of Super Structure	60
6	Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	55
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	60
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	18
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	18

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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	10	Well, 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	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

MS NAINA NAGPAL

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

(License No CA/2003/30966)

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