

NAINA NAGPAL

(ARCHITECT)

FORM 1

ARCHITECT'S CERTIFICATE

To,

Date: 24/04/2024

Vianaar Homes Pvt. Ltd.
97-B, MANEKSHAW ROAD ANUPAM GARDEN,
SAINIK FARM NEW DELHI South Delhi DL 110062

Subject: Certificate of Percentage of Completion of Construction Work of La Massima, Villa Project (Goa RERA Registration Number : PRGO03231933) situated on the Plot bearing Survey No. 55/48, 49, 50, 51 & 52, demarcated by its boundaries (latitude and longitude of the end points) of Village Verla, Taluka Bardez, Dist. North Goa, Goa PIN- 403510, admeasuring 1834 Sq. Mtr, area being developed by Vianaar Homes Pvt. Ltd.

Survey no. 55/48, By property bearing survey no. 55/49, 55/58, 55/59 and 55/70 to the East, By property bearing survey no. 55/44 and 55/47 to the West, By property bearing survey no. 58/18 to the North, By property bearing survey no. 55/71 to the South of village verla, Taluka Bardez, Dist. North Goa, Goa PIN- 403510, admeasuring 709 Sq. Mtr, area being developed by Vianaar Homes Pvt. Ltd.

Survey no. 55/49, By property bearing survey no. 55/50 to the East, By property bearing survey no 55/48 to the West, By property bearing survey no. 58/18 to the North, By property bearing survey no. 55/58 to the South of village verla, Taluka Bardez, Dist. North Goa, Goa PIN- 403510, admeasuring 550 Sq. Mtr, area being developed by Vianaar Homes Pvt. Ltd.

Survey no. 55/50, By property bearing survey no. 55/5 to the East, By property bearing survey no 55/49 to the West, By property bearing survey no. 58/18 of Comunidade of Verla to the North, By property bearing survey no. 55/40 to the South of village verla, Taluka Bardez, Dist. North Goa, Goa PIN- 403510, admeasuring 250 Sq. Mtr, area being developed by Vianaar Homes Pvt. Ltd.

Survey no. 55/51, By Nallah to the East, By property bearing survey no 55/50 to the West, By property bearing survey no. 58/18 of Comunidade of Verla to the North, By property bearing survey no. 55/52 to the South of village verla, Taluka Bardez, Dist. North Goa, Goa PIN- 403510, admeasuring 225 Sq. Mtr, area being developed by Vianaar Homes Pvt. Ltd.

Survey no. 55/52, By Nallah to the East, By property bearing survey no 55/40 to the West, By property bearing survey no. 58/51 to the North, By property bearing survey no. 55/54 to the South of village verla, Taluka Bardez, Dist. North Goa, Goa PIN- 403510, admeasuring 100 Sq. Mtr, area being developed by Vianaar Homes Pvt. Ltd.

Sir,

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Email: naina@anian.in Phone no. +91-9810000957

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I, Ms Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the La Massima, Villa Project (Goa RERA Registration Number : PRGO03231933) situated on the Plot bearing Survey No. 55/48, 49, 50, 51 & 52, demarcated by its boundaries (latitude and longitude of the end points) of Village Verla, Taluka Bardez, Dist. North Goa, Goa PIN- 403510, admeasuring 1834 Sq. Mtr, area being developed by Vianaar Homes Pvt. Ltd.

1. 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 for each of the Villa 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.

Table A

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

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation	100%
2	NA number of Basement(s) and 14 Plinth	100%
3number of Podium(s)	NA
4	0 Stilt Floor	NA
5 number of Slabs of Super Structure	100%
6	Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	20%

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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.	25%
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%

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	-	

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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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