

# **NAINA NAGPAL**

**(ARCHITECT)**

## **FORM 1**

### **ARCHITECT'S CERTIFICATE**

To,

Date: 23/04/2024

**Realcom Residency LLP,**  
378, MMM Road, Amritsar  
Punjab, India - 143001

**Subject: Certificate of Percentage of Completion of Construction Work of La Morena, Villa Project (Goa RERA Registration Number: PRGO12211481) situated on the Plot bearing Survey No. 166/14, demarcated by its boundaries (latitude and longitude of the end points) By the property surveyed under survey no 165/20 to the north, By a public road and survey 166/28 to the south, By the property surveyed under survey no 166/16, 166/19 & 166/23 to the east, By the property under survey no 166/13 and 165/16 to the west of village Assagao, Taluka Bardez, Dist. North Goa, PIN-403507, admeasuring 3950 Sq. Mtr, area being developed by Realcon Residency LLP,**

Sir,

I, Ms Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the La Morena, Villa Project (Goa RERA Registration Number: PRGO12211481) situated on the Plot bearing Survey No. 166/14, demarcated by its boundaries (latitude and longitude of the end points) By the property surveyed under survey no 165/20 to the north, By a public road and survey 166/28 to the south, By the property surveyed under survey no 166/16, 166/19 & 166/23 to the east, By the property under survey no 166/13 and 165/16 to the west of village Assagao, Taluka Bardez, Dist. North Goa, PIN-403507, admeasuring 3950 Sq. Mtr, area being developed by Realcon Residency LLP,

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. 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 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 Morena, Building 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%
3	.....number 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	90%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	50%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	40%

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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	20%	Internal Roads
2.	Water Supply	Yes	50%	underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	70%	Septic Tank
4.	Storm Water Drains	Yes	70%	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	70%	Septic Tank
9.	Solid waste management & Disposal	Yes	50%	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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