

**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 Selva Estate, Villa Project (Goa RERA Registration Number: PRGO02211279) situated on the Plot bearing Survey No. 119/1(PART), demarcated by its boundaries (latitude and longitude of the end points) By property bearing survey Nos. 119/4 to the East, By part public road and property bearing survey no. 119/1 to the West, By part of the same property bearing survey no 119/1 and survey no 130 to the North, By public road and property bearing survey no 119/1-A, 119/2 and 119/3 to the South, of village Assagao, Taluka Bardez, Dist. North Goa. Pin – 403507, admeasuring 5165 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 La Selva Estate, Villa Project (Goa RERA Registration Number: PRGO02211279) situated on the Plot bearing Survey No. 119/1(PART), demarcated by its boundaries (latitude and longitude of the end points) By property bearing survey Nos. 119/4 to the East, By part public road and property bearing survey no. 119/1 to the West, By part of the same property bearing survey no 119/1 and survey no 130 to the North, By public road and property bearing survey no 119/1-A, 119/2 and 119/3 to the South, of village Assagao, Taluka Bardez, Dist. North Goa. Pin – 403507, admeasuring 5165 Sq. Mtr, area being developed by Realcon Residency LLP,

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.

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

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Table A

La Selva Estate, Building Project (to be prepared separately for total of the Project)

<b>Sr. No.</b>	<b>Tasks / Activity</b>	<b>Percentage of Work Done</b>
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	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	75%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
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	50%

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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	75%	Internal Roads
2.	Water Supply	Yes	90%	underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	90%	Septic Tank
4.	Storm Water Drains	Yes	90%	Chambers and Pipe Lines
5.	Landscaping & Tree Planting	Yes	20%	Tree Planting
6.	Street Lighting	Yes	25%	LED Lights
7.	Community Buildings	No	-	-
8.	Treatment & Disposal of sewage & Sullage water	Yes	80%	Septic Tank
9.	Solid waste management & Disposal	Yes	80%	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

  
Naina Nagpal

MS NAINA NAGPAL

(License No CA/2003/30966)

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