

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:23/04/2024

Ryago Homes Pvt. Ltd,
61, VIRAJ SILVERENE CHS LTD, 321, HILL
ROAD OPP MEHBOOB STUDIO, BANDRA
(W) MUMBAI City, MH 400050 IN

Subject: Certificate of Percentage of Completion of Construction Work of El Benito, Building Project (Goa RERA Registration Number: PRGO07221681) situated on the Plot bearing Survey No. 29/10, demarcated by its boundaries (latitude and longitude of the end points) By property bearing survey no. 29/9 to the North, By property bearing survey no. 29/11 and 12 to the South, By property bearing survey no. 27 to the East, by public road to the West of Reis Magos, Taluka Bardez Dist North Goa, PIN 403114, admeasuring 2000 Sq. Mtrs. area being developed by Ryago Homes Pvt. Ltd,

Sir,

I, Ms Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the El Benito, Building Project (Goa RERA Registration Number: PRGO07221681) situated on the Plot bearing Survey No. 29/10, demarcated by its boundaries (latitude and longitude of the end points) By property bearing survey no. 29/9 to the North, By property bearing survey no. 29/11 and 12 to the South, By property bearing survey no. 27 to the East, by public road to the West of Reis Magos, Taluka Bardez Dist North Goa, PIN 403114, admeasuring 2000 Sq. Mtrs. area being developed by Ryago Homes Pvt. Ltd,

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

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

Based on Site Inspection, with respect to each of the Apartment 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 Apartment 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 El Benito detailed in Table B.

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

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Table A

El Benito, 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 1 number of Plinth	100%
3number of Podium(s)	NA
4	0 Stilt Floor	NA
5	3 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	25%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	25%
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.	60%
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	10%	Internal Roads
2.	Water Supply	Yes	20%	underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	10%	Septic Tank
4.	Storm Water Drains	Yes	20%	Chambers and Pipe Lines
5.	Landscaping & Tree Planting	Yes	0%	Tree Planting
6.	Street Lighting	Yes	20%	LED Lights
7.	Community Buildings	No	-	-
8.	Treatment & Disposal of sewage & Sullage water	Yes	10%	Septic Tank
9.	Solid waste management & Disposal	Yes	10%	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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