

NAINA NAGAL

(ARCHITECT)

FORM 1

(See Rule 5 (1) (a) (ii))

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account)

To,

Vianaar Retreats Private Limited

04th Floor, office no. 45, Titanium, Duler Ground Road,
Bardez, Opposite Vision Multi Speciality Hospital, karawada,
Mapusa, North Goa, Goa - 403507

Date: 06/08/2024

Subject: Certificate of Percentage of Completion of Construction Work of La Ribera, Villa Project (Goa RERA Registration Number:____) situated on the Plot bearing Survey No. 211/2(Part)& 212/1-A(Part), Gram Panchayat of Mandrem, Taluka Pernem, Dist. North Goa, PIN- 403527 admeasuring 8250 Sq. Mtr, area being developed by Vianaar Retreats Private Limited.

Survey No. 211/2(Part) - demarcated by its boundaries (latitude and longitude of the end points) by property surveyed under remaining portion of 211/2 to the East, by Private road in property surveyed under remaining portion of 211/2 to the West, by property surveyed under remaining portion of 211/2 to the North and by property bearing survey no. 212/1-A to the South.

Survey No. 212/1-A(Part) - demarcated by its boundaries (latitude and longitude of the end points) by property surveyed under remaining portion of 212/1-A to the East, by Private road in property surveyed under remaining portion of 212/1-A to the West, by property bearing survey no. 211/2 to the North and by Private road in property surveyed under remaining portion of 212/1-A to the South.

Sir,

I, Ms Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the La Ribera, Villa Project (Goa RERA Registration Number :__) situated on the Plot bearing Survey No. 211/2(Part)& 212/1-A(Part), Gram Panchayat of Mandrem, Taluka Pernem, Dist. North Goa, PIN- 403527 admeasuring 8250 Sq. Mtr, area being developed by Vianaar Retreats Private Limited.

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

Address: 97-B Manekshaw Road, Anupam Garden Sainik Farms, Delhi – 110068
Email: naina@anian.in Phone no. +91-9810000957

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

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

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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	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	N/A	-
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	N/A	Rain Water Harvesting
11.	Energy management	No	N/A	-
12.	Fire protection and fire safety requirements	No	N/A	-
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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