

# 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**

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

Date: 16/04/2025

**Subject: Certificate of Percentage of Completion of Construction Work of La Montanha, Villa Project (Goa RERA Registration Number: \_\_\_\_\_) situated on the Plot bearing Survey No. 211/2(Part) & 210/1(Part), demarcated by its boundaries (latitude and longitude of the end points) By property under survey no. 201/0 and 211/1 to the East, by property surveyed under survey no. 210/1-A PART, 211/2-A-1, 211/2-A, 211/2-A-2 and part by Arabian sea to the west, By property surveyed under survey no. 219/0, 206/0, 208/0, 209/0 and part of 201/0 to the North, By property surveyed under survey no. 215/2, 213/1-D, 213/1, 213/1-E, 213/1-A, 213/1-F, 213/1-G and 213/1-H and Govt WRD Nallah to the South and Village Panchayat of Mandrem, Taluka Pernem, Dist. North Goa, PIN- 403527 admeasuring 8470 Sq. Mtr, area being developed by Vianaar Retreats Private Limited.**

**Ref.: Goa RERA Registration Number: - \_\_\_\_\_**

Sir,

I, Ms Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **La Montanha, Villa Project (Goa RERA Registration Number : \_\_\_\_\_)** situated on the Plot bearing Survey No. **211/2(Part) & 210/1(Part)**, Village Panchayat of Mandrem, Taluka Pernem, Dist. North Goa, PIN- 403527 admeasuring 8470 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

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.

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

Sr. No.	<u>Tasks / Activity</u>	<u>Percentage of Work Done</u>
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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