NAINA NAGPAL
(ARCHITECT)

FORM 1

ARCHITECT'S CERTIFICATE

To,

Date: 28/12/22

Vianaar Properties Pvt Ltd
Flat No. 308, 3rd Floor, Hiren Light Indust.
Co. Op. Soc., Mogul Lane, Mahim (West)
Mumbai Mumbai City MH 400016 IN

Subject: Certificate of Percentage of Completion of Construction Work of La Cascada, Villa Project (Goa RERA Registration Number:_____) situated on the Plot bearing Survey Nos. 199/3,4&5, demarcated by its boundaries (latitude and longitude of the end points) of village Anjuna, Taluka Bardez, Dist. North Goa, PIN-403509, admeasuring 7325 Sq. Mtr, area being developed by Vianaar Properties Pvt Ltd,

Sy.Nos.199/3, By the perperty bearing survey no. 199/5 and 199/4 to the North, By 6 meter wide road and property bearing survey no 199/2 to the South, By 6 meter wide road to the East, By road and property bearing survey no 199/2 to the West of Village Anjuna, Bardez, Dist. North Goa – 403509, admeasuring 1450 sq. mtr area being developed by Vianaar Properties Pvt ltd.

Sy.Nos.199/4, By public road to the North, By property bearing survey no. 199/3 and 199/5 to the South, By public road to the East, by public road to the West, of Village Anjuna, Bardez, North Goa – 403509, admeasuring 3300 sq mtr area being developed by Vianaar Properties Pvt Ltd.

Sy.Nos.199/5, By property bearing survey no. 199/4 to the North, By property bearing survey no 199/3 to the South, By 6 meter wide road to the East, By property bearing survey no 199/3 to the West, of Village Anjuna, Bardez, North Goa-403509, admeasuring 2575 sq. mt area being developed by Vianaar Properties Pvt Ltd.

Sir,

I, Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the La Cascada, Villa Project (Goa RERA Registration Number:_____) situated on the Plot bearing Survey Nos. 199/3,4&5, demarcated by its boundaries (latitude and longitude of the end points) of village Anjuna, Taluka Bardez, Dist. North Goa, PIN-403509, admeasuring 7325 Sq. Mtr, area being developed by Vianaar Properties Pvt Ltd,

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

   (i) Ms. Naina Nagpal as L.S. / Architect;
   (ii) Mr. Paresh Gaitonde as Structural Consultant;

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

NAINA NAGPAL
(ARCHITECT)

(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.

Table A

La Cascada, 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

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

NAINA NAGPAL
(ARCHITECT)

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	-	-
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	Yes	0	Rain Water Harvesting
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)

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