

NAINA NAGPAL

(ARCHITECT)

FORM 1

ARCHITECT'S CERTIFICATE

To,

Date: 24/04/2024

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

Subject: Certificate of Percentage of Completion of Construction Work of La Luciana, Villa Project (Goa RERA Registration Number: PRGO09232095) situated on the Plot bearing Survey No is 50/23A&23B, demarcated by its boundaries (latitude and longitude of the end points) of village Siolim, Taluka Bardez, Dist. North Goa, PIN-403517, admeasuring 3877 Sq. Mtr, area being developed by Vianaar Properties Pvt Ltd,

Survey no. 50/23-A - By the property bearing Sy. No. 50/20 and 50/21 to the North, By the Plot C, D & E of property bearing Sy. No. 50/23 to the South, By the Plot B of the property bearing survey no. 50/23-B of the East, By road to the West.

Survey no. 50/23-B - By the property bearing Sy No. 50/20-B and 50/21 to the North, By public road to the South, By the property bearing survey no. 50/21 to the East, By the Plot A and Plot E of the property bearing survey no. 50/23-A and 50/23 to the West,

Sir,

I, Ms Naina Nagpal, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the La Luciana, Villa Project (Goa RERA Registration Number: PRGO09232095) situated on the Plot bearing Survey No is 50/23A&23B, demarcated by its boundaries (latitude and longitude of the end points) of village Siolim, Taluka Bardez, Dist. North Goa, PIN-403517, admeasuring 3877 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;
- (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 _____% and for Project of the Real Estate

Address: 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, Delhi- 110068

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

NAINA NAGPAL

(ARCHITECT)

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

Sr. No.	Tasks / Activity	<u>Percentage of Work Done</u>
1	Excavation	90%
2	NA number of Basement(s) and 14 Plinth	40%
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	No	-	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