

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM - 5
ARCHITECT'S CERTIFICATE**

(To be uploaded by the promoter on his web page on the RERA portal for Modified Plan)

Date: **18-05-2022**

RERA No.	PRM/KA/RERA/1251/309/PR/180621/001907
Project Name	Earth & Essence Phase 1A
Promoter Name	Assetz Premium Holdings Private Limited

To
The Assetz Premium Holdings Private Limited,
Assetz House, No.30,3rd Floor,
Crescent Road, Bangalore – 560 001

Subject: Certificate of Percentage of Completion of Construction Work of building 3,5,6 & building 7 of the first Phase of the Project [KRERA Registration Number - PRM/KA/RERA/1251/309/PR/180621/001907 situated on the Plot bearing Survey no 16/2 demarcated by its boundaries (latitude and longitude of the end points) S/E latitude-13 8'58", longitude-77 38'32", to the North, N/E latitude-13 8'51", longitude-77 38'28", to the South, N/W latitude-13 8'56", longitude-77 38'30", to the East, S/W latitude-13 8'51", longitude-77 38'28", to the West of Division Hosahalli Village Bangalore North Taluka, Bangalore District, PIN 562 157, and measuring **21696.55** Sq.mts., area being developed by Assetz Premium Holdings Private Limited.

Sir,

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

For above project Previous Plan was sanctioned by **The Bangalore International Airport Area Planning Authority** vide LP no **BIAAPA/TP02/CC/62/2017-18/62** dated 19-04-2018 consisting of Block 3,5,6,7 Block and overall units **55**.

Later on modified Plan in respect of the above has been sanctioned by the planning authority namely **The Bangalore International Airport Area Planning Authority** Vide LP

Building No.	LP no	Dated
Building 3	BIAAPA/TP02/CC/62/2017-18/1457	17-12-2021(Modified)
Building 5	BIAAPA/TP02/CC/62/2017-18/1380	07-01-2021(Modified)
Building 7	BIAAPA/TP02/CC/62/2017-18/1457	17-12-2021(Modified)
Building 6	BIAAPA/TP02/CC/62/2017-18/62	19-04-2018(Unmodified)

consisting of Block 3,5,6,7 Block and overall units **45**.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No;-

Building No.	LP no
Building 3	BIAAPA/TP02/CC/62/2017-18/1457
Building 5	BIAAPA/TP02/CC/62/2017-18/1380
Building 7	BIAAPA/TP02/CC/62/2017-18/1457
Building 6	BIAAPA/TP02/CC/62/2017-18/62

I/ We **Kishore Panikkar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Buildings 3,5,6,and 7 of the First Phase of the Project situated on the plot bearing Survey no 16/2 of Division Hosahalli Village Bangalore North Taluka Bangalore District PIN 562 157 and measuring **21696.55** Sq.mts., area being developed by Assetz Premium Holdings Private Limited.

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

- (i) M/s **Architecture Red** as Architect;
- (ii) M/s **Prasad Consultants** as Structural Consultant
- (iii) M/s **QDC India Consulting (P) Ltd** as MEP Consultant
- (iv) M/s **Sri Ganesha Constructions** as Contractor

Based on the Site Inspection dated **09-05-2022**, with respect to each of the Building/Wing 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 building/Wing of the Real Estate is Building and as registered vide number PRM/KA/RERA/1251/309/PR/180621/001907 under KRERA 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

Building /Wing Number 6

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	0 Number of Basement(s) and plinth	No Basement Upto Plinth 100%
3	Stilt Floor	NA
4	3 Number of Slabs of Super Structure	100%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	100%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	100%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	100%
9	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, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	100%

Building /Wing Number 7

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	1 Number of Basement(s) and plinth	No Basement Upto Plinth 100%
3	Stilt Floor	NA
4	3 Number of Slabs of Super Structure	100%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	100%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	100%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	100%
9	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, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	100%

Building /Wing Number 3

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	1 Number of Basement(s) and plinth	No Basement Upto Plinth 100%
3	Stilt Floor	NA
4	3 Number of Slabs of Super Structure	100%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	95%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	38%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	85%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	85%
9	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, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	90%

Building /Wing Number 5

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	1 Number of Basement(s) and plinth	No Basement Upto Plinth 0%
3	Stilt Floor	NA
4	3 Number of Slabs of Super Structure	25%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	0%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	0%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	0%
9	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, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	0%

Table-B

Internal and External Development Works in respect of the entire Registered Phase/Project.

Sl.No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	Yes	73%	
2	Water Supply	Yes	73%	
3	Sewerage (Chamber, lines, Septic Tank STP)	Yes	73%	
4	Storm Water Drains	Yes	73%	
5	Landscaping & Tree Planting	Yes	60%	
6	Street Lighting	Yes	55%	
7	Community Buildings	Yes	100%	Club House
8	Treatment and Disposal of sewage and sullage water	Yes	100%	
9	Solid Waste management & Disposal	Yes	0%	
10	Water conservation, Rain water harvesting	Yes	100%	
11	Energy Management	Yes	47%.	
12	Fire protection and fire safety requirements	No	NA	
13	Electrical meter room, sub – station, receiving station	No	NA	Electrical Room
14	Others (Add more option)	NA	NA	

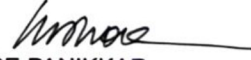
Table C

Any other facility/ amenity which has been proposed in Agreement of Sale

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1	Indoor Badminton court	75%	
2	Table tannis court	100%	
3	Half basketball court	0%	
4	Multipurpose hall with pantry	85%	
5	Gymnasium	85%	
6	Steam room (Men & women)	55%	
7	Futsal	0%	
8	Indoor play (Pool table & Table tennis)	100%	
9	Yoga & Aerobic Area	70%	
10	Children's play area	60%	
11	Provision for Organic farming	0%	
12	Departmental store & ATM	65%	
13	Steam Room (Men & Women)	55%	

Overall Percentage of completion of construction work of the Project is **72%** (Required for CA Certificate)

Yours Faithfully,



KISHORE PANIKKAR
Architect

PSMP Regn. No: BCC/BL-3.6/A-2899/2018-19

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Website link: www.architectedred.com

Place: Bangalore
Date: 18-05-2022

***Note:** The same Engineer is responsible for the completion of Project. In case of Change in the Engineer, approval needs to be taken from the Authority.