

**[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:30.06.2020

RERA No. : PRM/KA/RERA/1251/446/PR/190525/002575

Project Name : Uber Verdant -II

Promoter Name: Mana Projects Private Limited

To

The Mana Projects Pvt Ltd
No.20/7, 3rd Floor, Kadubisanahalli,
Marathahalli Outer Ring Road,
Bangalore -560 103.

Subject: Certificate of Percentage of Completion of Construction Work of Uber Verdant –II 5 Towers of the Uber Verdant Phase –II (PRM/KA/RERA/1251/446/PR/190525/002575) of the Project Provisional of Residential Accommodation for 5 Towers of the Project situated on the Plot bearing Survey Survey No:20/1,20/2,20/3,20/5,21/1B,24/2,24/4,25/4 &25/6 Doddakannalli Village, VarthurHobli, Bangalore East Taluk, Bangalore District, PIN 560 035, demarcated by its boundaries (latitude and longitude of the end points) 12°54'26.3"N 77°42'05.3"E to the North 12°54'21.3"N 77°41'59.3"E to the South 12°54'22.6"N 77°42'08.2"E to the East 12°54'26.0"N 77°41'57.0"E to the West of Division ,Doddankannli Village ,VarthurHobli, Bangalore East Taluk, Bangalore District, PIN 560 035 admeasuring 27518 sq.mts,area being developed by Mana Projects Pvt Ltd.

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 the above project previous plan was sanctioned by the competent authority vide no. BBMP/ADDL.DIR/JD NORTH/LP/0004/2018-19 dated 07/12/2018, consisting of 5 towers and over all 493 units.

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R.P. Regency, # 50/7, 3rd Floor, 2nd Cross, P & T Colony, R.T. Nagar Post, Bangalore - 560032, INDIA
Tel: 080 23657777 E-mail: infoblends@gmail.com Web: www.blendsdesignpvt.com
GSTIN: 29AAGCB1743C1ZZ PAN: AAGCB1743C CIN: U74110KA2015PTC078579



Later on modified plan in respect of the above projects has been sanctioned by the planning authority namely BBMP vide No. BBMP/ADDL.DIR/JD NORTH/LP/0072/2019-20 dated 10.06.2020.

I have verified both the sanctioned drawings. The work is as per modified plan the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. No.BBMP/ADDL.DIR/JD NORTH/0072/2019-20.

I/ We Blends Architects have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the 5 Towers of the Uber Verdant Phase –II of the Project, situated on the plot bearing Survey No:20/1,20/2,20/3,20/5,21/1B,24/2,24/4,25/4 &25/6 Doddakannalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, PIN 560 035, admeasuring 27518 sq.mts., area being developed by Mana Projects Pvt Ltd.

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

(i) M/s/Shri/ BLENDS Architects , T Gnanavel as L.S. / Architect;

(ii) M/s /Shri / Smt Nixit Consultants (OPC) Pvt Ltd Ambrish G
as Structural Consultant

(iii) M/s /Shri / Smt ESVE Design Solutions Pvt. Ltd. as MEP Consultant

(iv) M/s /Shri / Smt ManaProjects (In House) as Quantity Surveyor

Based on the Site Inspection dated 30.06.2020, 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 Project as registered vide number PRM/KA/RERA/1251/446/PR/190525/002575 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.



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Table A

Building /Wing Number _____ (to be prepared separately for each Building /Wing of the Project)

Tower 2

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	2 Number of Basement(s) and plinth	70%
3	Stilt Floor	NA
4	15 Number of Slabs of Super Structure	60%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	10%
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.	10%
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%



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Tower 3

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	2 Number of Basement(s) and plinth	70%
3	Stilt Floor	NA
4	15 Number of Slabs of Super Structure	60%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	10%
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.	10%
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%



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Tower 4

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	2 Number of Basement(s) and plinth	70%
3	Stilt Floor	NA
4	15 Number of Slabs of Super Structure	80%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	28%
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.	18%
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%



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Tower 5

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	2 Number of Basement(s) and plinth	70%
3	Stilt Floor	NA
4	15 Number of Slabs of Super Structure	80%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	28%
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.	18%
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%



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Tower 6 (Mana Foresta)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	2 Number of Basement(s) and plinth	70%
3	Stilt Floor	NA
4	15 Number of Slabs of Super Structure	75%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	4%
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.	4%
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%



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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	0%	0%
2	Water Supply	Yes	0%	0%
3	Sewerage (Chamber, lines, Septic Tank STP)	Yes	0%	0%
4	Storm Water Drains	Yes	0%	0%
5	Landscaping & Tree Planting	Yes	0%	0%
6	Street Lighting	Yes	0%	0%
7	Community Buildings	No	NA	NA
8	Treatment and Disposal of sewage and salvage water	Yes	0%	0%
9	Solid Waste management & Disposal	Yes	0%	0%
10	Water conservation, Rain water harvesting	Yes	0%	0%
11	Energy Management	Yes	0%	0%
12	Fire protection and fire safety requirements	Yes	0%	0%
13	Electrical meter room, sub – station, receiving station	Yes	0%	0%
14	Others (Add more option)	NIL	NIL	NIL



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Table C

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

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1	NIL	NA	NA
2	NIL	NA	NA
3	NIL	NA	NA
4	NIL	NA	NA

Yours Faithfully,



Signature & Name (in Block letter) of Architect

T. GNANAVEL

BLENDS DESIGN PVT.LTD ,

License No.: BCC/BL-3.6/A-2552/2013-14

Address:

R.P.Regency, # 50/7, 3rd Floor, 2nd Cross, P & T Colony, R.T.Nagar, Benagaluru- 560032.

Contact No.: 9008401187.

Email id: infoblends@gmail.com

Website link: blendsarchitects.com

Place: Bangalore

Date: 30.06.2019

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

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