

# JM ASSOCIATES

*Ar. J. MAMTHA*  
B. Arch, AIV, AIIA, MCOA

**ARCHITECTS & GOVT. REGD. VALUERS  
ON THE PANEL OF BANKS & INCOME TAX**

Address (B.O.) : SF-A, Second Floor, 'Prakruthi Royale' Apartments, No. 6, 13th Main, Ganganagar,  
Hebbal Post, Bangalore - 560 024 | Cell : 98800 95950, 98800 81750 | E-mail : h.jsurya@gmail.com

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY  
(Real Estate (Regulation & Development) Rules, 2017)]**

**FORM -5**

**ARCHITECT'S CERTIFICATE**

(For Modification of Plan)

DATE : 09.02.2023

KRERA No. : PRM/KA/RERA/1251/310/PR/200618/003455  
Project Name : PRESTIGE PRIMROSE HILLS PHASE-2  
Promoter Name : M/s. PRESTIGE ESTATES PROJECTS LIMITED

To,

M/s. PRESTIGE ESTATES PROJECTS LIMITED  
PRESTIGE FALCON TOWERS  
NO. 19, BRUNTON ROAD  
BANGALORE - 560 025.

Subject : Certificate of Percentage of Completion of Construction Work of PRESTIGE PRIMROSE HILLS RESIDENTIAL PROJECT, Building 02 (Towers 8 to 12) of the 2nd Phase of the Project (KRERA Registration Number : PRM/KA/RERA/1251/310/PR/200618/003455, situated on Property bearing New Survey Nos. 7/3, 7/6, 7/10, 7/2, 7/4 & 7/5 demarcated by its boundaries (Latitude 12° 52' 04.27" and Longitude 77° 31' 27.55" of the end points), 18.00 Mtrs wide Road to the North, Private Property to the South, Private Property to the East and 11.50 Mtrs wide Road on the West of Division, Uttarahalli, Manavarthekeval, Uttarahalli Hobli, Bangalore presently Banashankari 6th Stage, Nagegowdanapalya, Bangalore - 560 109 admeasuring 62,017.82 Smt (incl. Ph 1 & 2) of plot area being developed by M/s. Prestige Estates Projects 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 the above project previous plan was sanctioned by The Joint Director, Town Planning South, BBMP vide No. A.N/JD(TP)45/18-19 dated 24.04.2019 consisting of 6 Nos. Towers and overall 560 residential units.

Later on modified plan in respect of the above project has been sanctioned by The Joint Director, Town Planning South, BBMP vide No. BBMP/AN/JD(TP)/45/18-19 dated 25.01.2023.

We have verified both the sanction drawings. I'm clearly aware that modified plan has been sanctioned and the work is as per the sanctioned drawing given by the competent Authority with Sanctioned Drawing No. BBMP/AN/JD(TP)/45/18-19 dated 25.01.2023.

We, J M Associates, Proprietor : Ar. J. Mamtha have undertaken the assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction Works of the 'PRESTIGE PRIMROSE HILLS RESIDENTIAL PROJECT, Building 02 (Towers 8 to 12) of the 2nd Phase of the Project, situated on Property bearing New Survey Nos. 7/3, 7/6, 7/10, 7/2, 7/4 & 7/5, Uttarahalli, Manavartheekaval, Uttarahalli Hobli, Bangalore presently Banashankari 6th Stage, Nagegowdanapalya, Bangalore - 560 109 admeasuring 62,017.82 Smt (incl. Ph 1 & 2) of plot area being developed by M/s. Prestige Estates Projects Limited.

1. Following technical professionals are appointed by Owner/Developer :

1. M/s. Venkataramanan Associates, as Architects
2. M/s. Design Ventures Engineering Consultants (India) Private Limited, as Structural Consultants
3. M/s. Power design MEP Consultants Private Limited, as MEP Consultants
4. M/s. Sampath Kumar Associates, as PHE Consultants
5. M/s. Shree Venkatadri Associates, Chartered Engineers under RERA
6. M/s. JM Associates, as Architects under RERA

Based on Site Inspection dated 31st January 2023, with respect to each of the Building /Tower of the aforesaid Real Estate Project, We certify that as on the date of this Certificate, the Percentage of Work done for each of the building/Tower of the Real Estate Project as Registered vide number **PRM/KA/RERA/1251/310/PR/200618/003455** under KRERA is as per Table A herein below. The percentage of work executed with respect to each of the activity of the entire phase is detailed in the Table B.



**TABLE A**

**Building 02 (Tower 8)**

| Sl. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                           | Percentage of work done (Approx) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1.      | Excavation                                                                                                                                                                                                                                                                                                                                                                                              | 100%                             |
| 2.      | 1 No. Basement and Plinth                                                                                                                                                                                                                                                                                                                                                                               | 80%                              |
| 3.      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                             | ---                              |
| 4.      | 15 Nos. of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                     | 0%                               |
| 5.      | Internal Walls, Internal Plastering Works, Flooring within Res. Flats/Premises, Doors & Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                            | 0%                               |
| 6.      | Sanitary Fittings within Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                    | 0%                               |
| 7.      | Staircases, Lift Walls and Lobbies at each floor level connecting staircases and lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                            | 3%                               |
| 8.      | The external plumbing and external plaster, elevation completion of terraces with water proofing of the Buildings /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%                               |

**Building 02 (Tower 9)**

| Sl. No. | Task/Activity                                                                                                                | Percentage of work done (Approx) |
|---------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1.      | Excavation                                                                                                                   | 100%                             |
| 2.      | 1 No. Basement and Plinth                                                                                                    | 30%                              |
| 3.      | Stilt Floor                                                                                                                  | ---                              |
| 4.      | 15 Nos. of Slabs of Super Structure                                                                                          | 0%                               |
| 5.      | Internal Walls, Internal Plastering Works, Flooring within Res. Flats/Premises, Doors & Windows to each of the Flat/Premises | 0%                               |



|    |                                                                                                                                                                                                                                                                                                                                                                                                         |    |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 6. | Sanitary Fittings within Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                    | 0% |
| 7. | Staircases, Lift Walls and Lobbies at each floor level connecting staircases and lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                            | 3% |
| 8. | The external plumbing and external plaster, elevation completion of terraces with water proofing of the Buildings /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% |

#### **Building 02 (Tower 10)**

| Sl. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                           | Percentage of work done (Approx) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1.      | Excavation                                                                                                                                                                                                                                                                                                                                                                                              | 95%                              |
| 2.      | 1 No. Basement and Plinth                                                                                                                                                                                                                                                                                                                                                                               | 20%                              |
| 3.      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                             | ---                              |
| 4.      | 15 Nos. of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                     | 0%                               |
| 5.      | Internal Walls, Internal Plastering Works, Flooring within Res. Flats/Premises, Doors & Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                            | 0%                               |
| 6.      | Sanitary Fittings within Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                    | 0%                               |
| 7.      | Staircases, Lift Walls and Lobbies at each floor level connecting staircases and lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                            | 3%                               |
| 8.      | The external plumbing and external plaster, elevation completion of terraces with water proofing of the Buildings /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%                               |



**Building 02 (Tower 11)**

| Sl. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                           | Percentage of work done (Approx) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1.      | Excavation                                                                                                                                                                                                                                                                                                                                                                                              | 0%                               |
| 2.      | 1 No. Basement and Plinth                                                                                                                                                                                                                                                                                                                                                                               | 0%                               |
| 3.      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                             | ---                              |
| 4.      | 15 Nos. of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                     | 0%                               |
| 5.      | Internal Walls, Internal Plastering Works, Flooring within Res. Flats/Premises, Doors & Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                            | 0%                               |
| 6.      | Sanitary Fittings within Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                    | 0%                               |
| 7.      | Staircases, Lift Walls and Lobbies at each floor level connecting staircases and lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                            | 3%                               |
| 8.      | The external plumbing and external plaster, elevation completion of terraces with water proofing of the Buildings /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%                               |

**Building 02 (Tower 12)**

| Sl. No. | Task/Activity                                                                                                                | Percentage of work done (Approx) |
|---------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1.      | Excavation                                                                                                                   | 0%                               |
| 2.      | 1 No. Basement and Plinth                                                                                                    | 0%                               |
| 3.      | Stilt Floor                                                                                                                  | ---                              |
| 4.      | 15 Nos. of Slabs of Super Structure                                                                                          | 0%                               |
| 5.      | Internal Walls, Internal Plastering Works, Flooring within Res. Flats/Premises, Doors & Windows to each of the Flat/Premises | 0%                               |
| 6.      | Sanitary Fittings within Flat/Premises, Electrical Fittings within the Flat/Premises                                         | 0%                               |
| 7.      | Staircases, Lift Walls and Lobbies at each floor level connecting staircases and lifts, Overhead and Underground Water Tanks | 3%                               |



|    |                                                                                                                                                                                                                                                                                                                                                                                                         |    |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 8. | The external plumbing and external plaster, elevation completion of terraces with water proofing of the Buildings /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% |

#### Building 02 (Tower 13)

| Sl. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                           | Percentage of work done (Approx) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1.      | Excavation                                                                                                                                                                                                                                                                                                                                                                                              | 0%                               |
| 2.      | 1 No. Basement and Plinth                                                                                                                                                                                                                                                                                                                                                                               | 0%                               |
| 3.      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                             | ---                              |
| 4.      | 15 Nos. of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                     | 0%                               |
| 5.      | Internal Walls, Internal Plastering Works, Flooring within Res. Flats/Premises, Doors & Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                            | 0%                               |
| 6.      | Sanitary Fittings within Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                    | 0%                               |
| 7.      | Staircases, Lift Walls and Lobbies at each floor level connecting staircases and lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                            | 3%                               |
| 8.      | The external plumbing and external plaster, elevation completion of terraces with water proofing of the Buildings /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%                               |

Estimated work done for the entire project : 12.50%



**TABLE B**

**Internal & External Development Works in respect of the Project :**

| Sl. No. | Common Areas and Facilities Amenities                 | Proposed Yes/ No | Percentage of work done |
|---------|-------------------------------------------------------|------------------|-------------------------|
| 1.      | Internal Roads & Footpaths                            | Yes              | 0%                      |
| 2.      | Water Supply                                          | Yes              | 0%                      |
| 3.      | Sewarage (Chamber lines septic Tank, STP)             | Yes              | 0%                      |
| 4.      | Storm Water Drain                                     | Yes              | 0%                      |
| 5.      | Landscaping & Tree Planning                           | Yes              | 0%                      |
| 6.      | Street Lighting                                       | Yes              | 0%                      |
| 7.      | Community Buildings                                   | Yes              | 0%                      |
| 8.      | Treatment and Disposal of Sewage and Sullage Water    |                  |                         |
| 9.      | Solid Waste Management & Disposal                     | Yes              | 0%                      |
| 10.     | Water Conservation, Rain Water Harvesting             | Yes              | 0%                      |
| 11.     | Energy Management                                     | Yes              |                         |
| 12.     | Fire Protection and Fire Safety Requirements          | Yes              | 0%                      |
| 13.     | Electrical Meter Room, Sub-station, Receiving Station | Yes              | 0%                      |
| 14.     | Back up Power (DG)                                    | Yes              | 0%                      |



TABLE C

Any Other Facility/amenity which has been proposed in Agreement of Sale

| Sl. No. | Facilities/Amenities | Percentage of work done |
|---------|----------------------|-------------------------|
|         | None                 |                         |



*J. Mamtha*  
Ar. J. MAMTHA, B. Arch, AHA, MCOA, FIV  
Architect & Govt. Regd. Valuer  
Regn. No. FIV-16781 Category-1

Date : 09.02.2023  
Place : Bangalore

JM ASSOCIATES  
Architects and Govt. Regd.  
Valuers (JMH192GEN)

Name of Registered Architect : Ar. J. Mamtha  
License No.: IIA Regn No.15743  
COA Regn No. CA/2005/37087  
IIV Regn No. FIV-16781  
34 AB No.CAT-I/Vol.I/09/P61/2012-13