

TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY
Real Estate (Regulation & Development) Rules, 2017

FORM - 1
ARCHITECT'S CERTIFICATE

10 January 2024

RERA No : P02400006230
Project Name : LAKERIDGE
Promoter Name : Shirasa Dwellings Private Limited

To,
M/s Shirasa Dwellings Private Limited
Sy.No.83/1, Plot No.2
Knowledge City, ORWELL-I
Ground Floor, Serilingampally Mandal
Raidurg, Hyderabad
Telangana-500081

Sir,

Sub: Certificate of Percentage of Completion of Construction Work of "LAKERIDGE", for 4 Blocks of the Phase of the Project Registration No: P02400006230, situated on the Survey nos 239 and 240, of, Kokapet Village, Gardipet Mandal, Ranga Reddy District-500075. Demarcated by its boundaries-HMDA Land to the North, 36-meter road and 30-meter road to the South, HMDA Land to the East, 30-meter road to the West of division. Admeasuring 25,590.10 sq. mts. being developed by Shirasa Dwellings Private Limited.

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

I, Abhay Itty Zachariah representing M/s. Zachariah Consultants, have undertaken assignment as Architect of certifying Percentage of Completion Work of "LAKERIDGE", for 4 Blocks of the Phase of the Project Registration No: P02400006230, situated on the Survey nos 239 and 240 of Kokapet village, Gardipet Mandal, Ranga Reddy District. Admeasuring 25,590.10 sq.mts. area being developed by Shirasa Dwellings Private Limited.

Following technical professionals are appointed by owner / Promoter:

- i. M/s. Zachariah Consultants as Architect;
- ii. M/s. Sterling Engineering Consultancy Services Pvt Ltd as Structural Consultant;
- iii. M/s. Lead Consultancy & Engineering Services Pvt Ltd as MEP Consultant &
- iv. Mr. P. Sreenu as Site Supervisor

Based on Site Inspection dated 27th December 2023 with respect to each of the Buildings/Blocks/Towers 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 Buildings/Blocks/Towers of the Real Estate Project as registered vide number under RERA Telangana is as per Tables A1, A2, and A3 herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

S. No.	Task/Activity	Total Percentage Work Done
1	Excavation	90%
2	number of Basement(s) and Plinth	2
3	Number of Podiums	3
4	Stilt Floor	10%
5	number of Slabs of Super Structure	44
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	3%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	2%

Table B

S. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Y	2%	
2	Water Supply	-	1%	-
3	Sewerage (chamber, lines, Septic Tank, STP)	-	2.5%	-
4	Storm Water Drains	-	0%	-
5	Landscaping & Tree Planting	-	1 %	-

6	Street Lighting	-	1%	-
7	Community Buildings	N	0%	-
8	Treatment and disposal of sewage and sullage water	Y	0%	-
9	Solid Waste management & Disposal	Y	0%	-
10	Water conservation, Rain water harvesting	Y	0%	-
11	Energy management	Y	0%	-
12	Fire protection and fire safety requirements	Y	0%	-
13	Electrical meter room, sub-station, receiving station	Y	0%	-
14	Other (Option to Add more)	-	0%	-

Yours Faithfully,



Signature and Name of Architect

Name: ABHAY ITTY ZACHARIAH

License No.: CA/2010/47015

Address: No. 5, Ashley Park, Richmond Town,
Bengaluru- 560025. Contact No.: 08025586468
Email id: info@zachcons.com

Place: Bengaluru

Date: 10th January 2024

*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.