

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

FORM - 5
ARCHITECT'S CERTIFICATE

Date: 13-10-2022

RERA No. : PRM/KA/RERA/1251/310/PR/201125/003704
Project Name : Mantri Courtyard Phase 5
Promoter Name: Primus Lifespaces Private Limited
To
Primus Lifespaces Private Limited,
#36, Crown Point, 2nd Floor,
Lavelle Road,
Bangalore – 560001
Bengaluru Urban,
Karnataka.

Subject: Certificate of Percentage of Completion of Construction Work of Residential Layout Development Project [PRM/KA/RERA/1251/310/PR/201125/003704] situated on the Plot bearing Survey no. 56/2, demarcated by its boundaries (latitude and longitude of the end points) 12.868384, 77.524495, to the North, 12.868039, 77.524823, to the South, 12.868223, 77.524556, to the East, 12.868036, 77.523225, to the West, of Division Uttarahalli Manavarthekeval Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, PIN 560062 measuring 6576.09 sq.mts., area being developed by M/s Primus Lifespaces 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.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. BDA/TPM/PRL-30/2018-19/536/2020-2021.

I/ We Ashok Design Build Private Limited have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Residential Layout Development Project, situated on the plot bearing Survey no. 56/2, Uttarahalli Manavarthekeval Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, PIN 560062 measuring 6576.09 sq.mts., area being developed by M/s Primus Lifespaces Private Limited.

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




SHOBHA. M. G
Registered Architect
BCC/BL-3.6/A:1321:05-06

- (i) M/s Ashok Design Build Private Limited as L.S. / Architect;
(ii) M/s Novetek Consultants Pvt. Ltd. as Structural Consultant
(iii) M/s Novetek Consultants Pvt. Ltd. as MEP Consultant
(iv) Shri Prashanth as Site Supervisor

Based on the Site Inspection dated 06-10-2022, with respect to Residential Layout development the aforesaid Real Estate Project, I Certify that as on the date of this Certificate, the Percentage of Work done for Layout of the Real Estate Project as registered vide number PRM/KA/RERA/1251/310/PR/201125/003704 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

Residential Layout Development project

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100.00%
2	----- Number of Basement(s) and plinth	0%
3	Stilt Floor	0%
4	----- Number of Slabs of Super Structure	0%
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	100%	
2	Water Supply	Yes	100%	



[Signature]
SHOBHA. M. G
Registered Architect
BCC/BL-3.6/A:1321:05-06

3	Sewerage (Chamber, lines, Septic Tank STP)	Yes	100%	
4	Storm Water Drains	Yes	100%	
5	Landscaping & Tree Planting	Yes	100%	
6	Street Lighting	Yes	100%	
7	Community Buildings	No	0%	
8	Treatment and Disposal of sewage and sullage water	Yes	100%	
9	Solid Waste management & Disposal	No	0%	
10	Water conservation, Rain water harvesting	Yes	100%	
11	Energy Management	No	0%	
12	Fire protection and fire safety requirements	No	0%	
13	Electrical meter room, sub – station, receiving station	Yes	100%	
14	Others – Electrical works	Yes	100%	
	Design consultancy charges	Yes	100%	
	Compound wall & Miscellaneous works	Yes	100%	

Table C

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

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1	Landscaped Areas	100%	
2	Parks & Open Spaces	100%	

Yours Faithfully,



(Handwritten Signature)

SHOBHA. M. G
Registered Architect
BCC/BL-3 6/A:1321:05-06

Signature & Name (in Block letter) of Architect

Place: Bengaluru

Date:13-10-2022