



VIJAY ASSOCIATES
architects, engineers & contractors

**[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 Quarterly Updates)

Date: 02.01.2023

RERA No. : RM/KA/RERA/1251/446/PR/201001/003606

Project Name : PARADISE PALMS

Promoter Name: NAVAJYOTHI PROPERTIES

To

The Vaibhav Developers,

NRI Layout, Kalkere,

Sy. No. 441/8,

Bangalore- 560 016

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Subject: Certificate of Percentage of Completion of Construction Work of 1 Wings/Blocks of the **Single** Project The Ocean Spray Blocks situated on the **BBMP KATHA NO.82/441/8, KATHA NO.82, NEW SY NO.441/8, SITUATED AT KALKERE VILLAGE , K.R. PURAM HOBBI, BANGALORE EAST TALUK,** demarcated by its boundaries (latitude and longitude of the end points) 13.1'43", 77.40'54" to the North 13.1'42", 77.40'58" to the South 13.1'41", 77.40'56" to the East 13.1'43", 77.40'51" to the West admeasuring 1437.61 sq.mts area being developed by NAVAJYOTHI PROPERTIES

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. LP No. BBMP/AD.COM/MDP/0329/19-20
I/ We **E ROSHINI** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the 1 Phase of the project, situated at **BBMP**

Roshini
E ROSHINI

BCCL/BL-3.6/E-0098/22-23

KATHA NO.82/441/8, KATHA NO.82, NEW SY NO.441/8, SITUATED AT KALKERE VILLAGE , K.R. PURAM HOBLI, BANGALORE EAST TALUK, admeasuring 1437.61 sq.mts area being developed by NAVAJYOTHI PROPERTIES

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

(i) M/s/ Smt E ROSHINI as L.S. / Architect;

(ii) M/s Shri C G Kumar as Structural Consultant

(iii) M/s Shri K Murali Babu as MEP Consultant

(IV) Mr Shri NAVEEN KUMAR as Site Supervisor

Based on the Site Inspection dated 02.01.2023 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/201001/0036006 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

Sl. No	Task/ Activity	Percentage of Work done (Approx.)		
		Wing -A	Wing B	Wing C
1	Excavation	100%	100%	100%
2	1 Number of Basement(s) and plinth	100%	100%	100%
3	Stilt Floor	NA	NA	NA
4	5 Number of Slabs of Super Structure	100%	100%	100%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	100%	100%	100%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	100%	100%	100%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%	100%	100%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	100%	100%	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%	100%	100%

Roshini
E ROSHINI
BCCL/BL-3.6/E-0098/22-23

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	No	NA	
2	Water Supply	Yes	100%	
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	NA	
8	Treatment and Disposal of sewage and sullage water	Yes	100%	
9	Solid Waste management & Disposal	No	NA	
10	Water conservation, Rain water harvesting	Yes	100%	
11	Energy Management	No	NA	
12	Fire protection and fire safety requirements	No	NA	
13	Electrical meter room, sub - station, receiving station	Yes	100%	
14	Others (Add more option)	No	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	Gym	100%	
2	Multipurpose Hall	100%	
3	Children Play Area	100%	
4	Open Air Badminton Court	100%	

Yours Faithfully

Roshini
E ROSHINI
 BCCL/BL-3.6/E-0098/22-23

Place: Bengaluru

Date:02.01.2023

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