

KARNATAKA REAL ESTATE REGULATORY AUTHORITY
Real Estate (Regulation & Development) Rules, 2017)
ARCHITECT'S CERTIFICATE
FORM NO 5 - FOR COMPLETED PROJECT
(To be uploaded by the promoter on his web page on the RERA portal))

Date: 13.3.2024

RERA No.: PRM/KA/RERA/1251/446/PR/181122/002161
Project Name : SERENE GARDENS
Promoter Name: JACOB KOSHY CHERUKARA

To
JACOB KOSHY CHERUKARA,
Cherukara, M-3/85, Indira Nagar,
Near YMCA,
Kadavanthra, Ernakulam, Kerala – 682020

Subject: Certificate of Completion of Registered project Construction of SERENE GARDENS on the Plot bearing no Khata No.54, Sy. No. 82/3 & 83, Bidrahalli hobli, Byrathi Village, Mahadevpura Zone, Bangalore East Taluk, Bangalore 560077

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 Planning Authority with Sanctioned Drawing No. LP/ 0235/16-17

1/ We have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s)/Wing(s) of the Phase of the Project SERENE GARDENS, situated on the plot bearing Khata No.54, Sy. No. 82/3 & 83, Bidrahalli hobli, Byrathi Village, Mahadevpura Zone, Bangalore East Taluk, Bangalore 560077 admeasuring 1228.28 sq.mts.(13220 SQFT),area being developed by JACOB KOSHY CHERUKARA

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

- (i) M/s/Shri. N GANESH. as L.S. / Architect;
- (ii) M/s /Shri SATISH KUMAR.. as Structural Consultant
- (iii) M/s /Shri MANI SAMUEL... as MEP Consultant
- (iv) M/s /Shri SUBHASH JANA. as Site Supervisor

Based on the Site Inspection by Me/We dated, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I Certify that as on the date of issue of this Certificate, the work is completed and the Occupancy Certificate is issued by the Planning Authority vide Occupancy Certificate Letter No.BBMP/Addl.Dir/JDNORTH/LP/0235/2016-17 date 15.07.2020: also the necessary certificate as specified in the completion format has also been obtained by the promoter based on this and as per site inspection for each of the building/Wing of the Real Estate Project as registered vide number under KRERA- PRM/KA/RERA/1251/1446/PR/181122/002161 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 below.

Table A

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

Sl. No	Task/ Activity	Completion work in all respect (%)
1	Excavation	100%
2	—— Number of Basement(s) and plinth	1
3	Stilt Floor	100%
4	—— Number of Slabs of Super Structure	100%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	100%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	100%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	100%
9	Installation of lifts, water pumps, 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%

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%	
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	100%	
8	Treatment and Disposal of sewage and sullage water	YES	100%	
9	Solid Waste management & Disposal	YES	100%	
10	Water conservation, Rain water harvesting	YES	100%	
11	Energy Management	YES	100%	
12	Fire protection and fire safety requirements	NA	100%	
13	Electrical meter room, sub - station, receiving station	YES	100%	
14	Others (Add more option)	NIL		

Table C

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

S.No	Facilities/ Amenities	Percentage of work	Details
1	Childrens Play Area	100%	
2	GYM	100%	
3	CCTV	100%	
4	POWER BACKUP	100%	

Yours Faithfully,

 **N. GANESH, B.E.....FIV**
Regd Valuer No. F-6784, New Delhi
Regd Eng B.C.C./B.L/3.6/E-4289/17-18

Signature & Name (in Block letter) of Architect

License No.:

Address:

Contact No.:

Email id:

Website link:

Place: Bangalore

Date: