



[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM - 5
ARCHITECT'S CERTIFICATE -- DEC-2019

(To be uploaded by the promoter on his web page on the RERA portal for Quarterly Updates)

Date:13/04/2024.

RERA No. : PRM/KA/RERA/1251/446/PR/201013/003635.
Project Name : SR RESIDENCY.
Promoter Name : JMD DEVELOPERS.

To,
JMD DEVELOPERS
886,SR TOWERS,HBR LAYOUT
Bengaluru Urban-560043.

Subject: Certificate of Estimated Cost for Development of **SR RESIDENCY** of the Project Provisional of Residential Accommodation for **32 No.** of units situated on the Plot bearing **SY NO4/1A2,KATHA NO:701/4/1/679, DEVASANDRA,KR PURAM**, demarcated by its boundaries (latitude and longitude of the end points) 13 0'31.29 N, 77 41'55.25 E to the North 13 0'31.28 N, 77 41'55.28 E to the South 13 0'33.32ON,77 41'55.17 E to the East 13 0'32.72 N, 77 41'54.04 E the West, land admeasuring **1843 sq.mts.**, area being developed by **JMD DEVELOPERS**.

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. **BBMP/ad.Com./MDP/0208/19-20**.

I **STUDIO ORCA** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under the KRERA Residential commercial building of the project situated on the Plot bearing Plot bearing **SY NO4/1A2,KATHA NO:701/4/1/679, DEVASANDRA,KR PURAM**, demarcated by its boundaries (latitude and longitude of the end points) 13 0'31.29 N, 77 41'55.25 E to the North 13 0'31.28 N, 77 41'55.28 E to the South 13 0'33.32ON,77 41'55.17 E to the East 13 0'32.72 N, 77 41'54.04 E the West, land admeasuring **1843 sq.mts.**, area being developed by **JMD DEVELOPERS**.

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

- (i) M/s **STUDIO ORCA** as L.S. / Architect;
- (ii) M/s **S.R.Pandurangappa** as Structural Consultant
- (iii) M/s as MEP Consultant
- (iv) M/s as Site Supervisor

studioORCA,#101,GroundFloor,No.1,SarathBuilding,Opp.BrindavanApartments,MainRd,KamadhenuNagar,
,BNarayanapura,MahadevapuraBengaluru,Karnataka560048Email:-studioorc.aarchitects@gmail.com

Based on the Site Inspection by Me/We dated ,05/04/2024. 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/ADTP/MDP/O.C.NO.02/2021-22 date: 09/04/2021** 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 **PRM/KA/RERA/1251/446/PR/201013/003635** 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 below.

Table A

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

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	1 Number of Ground/basement (s) and plinth	100%
3	Stilt Floor	100%
4	5 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, 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%

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	NO	
2	Water Supply	YES	100%	
3	Sewerage (Chamber, lines, Septic Tank STP)	YES	100%	
4	Storm Water Drains	YES	100%	
5	Landscaping & Tree Planting	NO	NO	
6	Street Lighting	NO	NO	
7	Community Buildings	NO	NO	
8	Treatment and Disposal of sewage and sullage water	NO	NO	
9	Solid Waste management & Disposal	NO	NO	
10	Water conservation, Rain water	YES	100%	

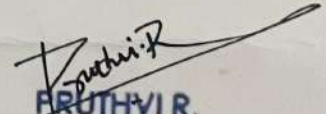
	harvesting			
11	Energy Management	NO	NO	
12	Fire protection and fire safety requirements	NO	NO	
13	Electrical meter room, sub – station, receiving station	NO	NO	
14	Others (Add more option)			

Table C

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

SI No	Amenities Details	Applicability Yes / No	% of Completion	Details
1	Electricity (Mandatory)	YES	100%	
2	Smart Home Automation	NO	NA	
3	CCTV Surveillance	NO	NA	
4	Club House	NO	NA	
5	Community Hall	NO	NA	
6	Outdoor Sports facility	NO	NA	
7	Indoor Sports facility	NO	NA	
8	Swimming Pool	NO	NA	
9	Gym	NO	NA	
10	Parks	NO	NA	
11	Power Backup	NO	NA	
12	Gas	NO	NA	
13	Water Sanitation	NO	NA	
14	Air Conditioning And incernction	NO	NA	
	Add More			

Yours Faithfully,
Signature & Name of Architect


PRUTHVI R.
ARCHITECT
Regn. No. CA / 2019 / 113998

Place :Bangalore.

Date :13/04/2024.

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