

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
ARCHITECT'S CERTIFICATE
FORM No 5 - For COMPLETED PROJECT

Date: 06th April 2023

RERA No. : PRM/KA/RERA/1251/1446/PR/190809/002770
Project Name : The Virtuoso Club and Serviced Residences
Promoter Name: Columbia Communities Pvt Ltd (Known as Serene Senior Care Pvt Ltd)

To
The Columbia Communities Pvt Ltd
(Known as Serene Senior Care Pvt Ltd)
No.2999, 12th A Main,
HAL 2nd Stage, Indiranagar
Bangalore - 560008

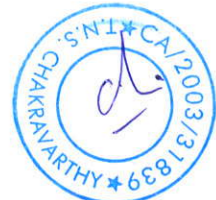
Subject: Certificate of Completion of Registered Project of The Virtuoso Club and Serviced Residences for Construction of A & B Wing(s) situated on the Plot bearing C.N. No /CTS No. /Survey no. 120/2 demarcated by its boundaries (latitude and longitude of the end points) Sy no.120/1 to the North sy no.120/3 to the South sy no.158 and 159 to the East 616.35 square meter of land relinquished for Road to the West of Bommenahalli Village, Bidarahalli Hobli, Bangalore Urban District, admeasuring **7,578.47 sq.mts**, area being developed by **Columbia Pacific Communities Pvt Ltd.,**

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. **HPA/CC/36/2018-19 dated 24/02/2019**. Further, Modification with respect to changes in the unit mix in the drawing vide sanction Drawing no. **HPA/CC/36/2018-19 dated 30/08/2021**.

I T.N.S.CHAKRAVARTHY have undertaken assignment as Architect /Licensed Surveyor of certifying estimated Cost of Construction Work of being A & B Wing(s) of the project situated on the plot bearing Survey no. 120/2 of Bommenahalli Village, Bidarahalli Hobli, Bangalore Urban District, admeasuring **7,578.47 sq.mts**, area being developed by **Columbia Pacific Communities Pvt Ltd.,**



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

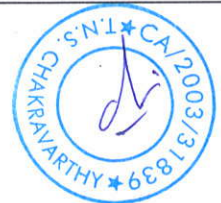
- (i) M/s Venkataramanan Associates as L.S. / Architect;
- (ii) M/s Cratis Designers Pvt Ltd as Structural Consultant
- (iii) M/s Cratis Designers Pvt Ltd as MEP Consultant
- (iv) Shri Pavan Kumar S Site Supervisor

Based on the Site Inspection dated 5th April 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 Work is completed and the Occupancy Certificate is issued by the planning authority via Occupancy Certificate letter no: **162/2022-23 dated 10th October 2022** also the necessary certificate as specified in the completion format has also been obtained by the promoter based on this and as per the site inspection for each of the building/wing of the Real Estate Project as registered vide number PRM/KA/RERA/1251/1446/PR/190809/002770 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 the Table below.

Table A

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

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	One Number of Basement(s) and plinth	100%
3	Stilt Floor	100%
4	12 Number of Slabs of Super Structure (Nine floors completed)	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	100%



	appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	
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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	Yes	NA	
8	Treatment and Disposal of sewage and sullage water	Yes	100%	
9	Solid Waste Management & Disposal	Yes	100%	
10	Water conservation, Rainwater harvesting	Yes	100%	
11	Energy Management	Yes	100%	
12	Fire protection and fire safety requirements	Yes	100%	
13	Electrical meter room, sub – station, receiving station	Yes	100%	
14	Others (Add more option)			



Table C

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

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1			
2			
3			
4			

Yours Faithfully,



Signature & Name (in Block letter) of Architect

Name: T.N.S.CHAKRAVARTHY

License No.: CA/2003/31839

Address:105/38, 1st Block East, Jayanagar,
Bangalore - 560011

Contact No.: 80951 69399

Email id: tnschakravarthi@gmail.com

Website link: NA

Place: Bangalore

Date: 06/04/2023

***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.