
SNEHAL DESAI

Architect and Designer

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

ARCHITECT'S CERTIFICATE FORM NO 5 FOR COMPLETED PROJECT

Date: 25.08.2022

RERA NO - PRM/KA/RERA/1250/303/PR/191025/002959

Project Name : Clover Villa

Promoter Name: Lakepoint Builders Private Limited

To,
M/s. Lakepoint Builders Pvt Ltd,
Upparahalli Village,
Devanahalli Taluka,
Bangalore Rural, District - 562110.

Subject: Certificate of Completion of Registered project Construction of on the plot bearing no 38 & 39

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 BIAAPA /TP/02/DP/46/2010-11 dated 09/11/2017

I **Snehal Desai** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Karnataka RERA, being Building no **50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 & 61** Villas/Cottages situated on the plot bearing C.N. No./Survey no. 38 & 39 of Division Upparahallivillage, Devanahalli taluka, Bangalore Rural District, PIN 562110 admeasuring 6,346 sq.mts.Area being developed by M/s Lakepoint Builders Private Limited.

Address:1402, Meena Residency, Sector 34 C, Kharghar-410 210

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Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s /Shri/Smt Alay Design Collaborators as LS. / Architect ;
- (ii) M/s /Shri / Smt K S Arunachala as Structural Consultant
- (iii) M/s /Shri / Smt In House Team as MEP Consultant
- (iv) M/s /Shri / Smt In House Team as Quantity Surveyor *

Based on the Site Inspection by me dated **25.08.2022** 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.**195/2023-24** date:**24.08.2023** 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/1250/303/PR/191025/002959** 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.

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Table A

Building /Wing Number 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 & 61

Sl. No	Task/ Activity	Completion work in all respect No
1	Excavation	100%
2	_____0_____ Number of Basement(s) and plinth	100%
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.	NA
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%

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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/ Proposed Amenities	Proposed Amenities (Yes/No)	Percentage 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	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		
13	Electrical meter room, sub - station, receiving station	Yes	100%	
14	Others (Add more option)			

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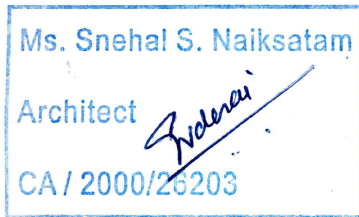
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Table C

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

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

Yours Faithfully,



Ar. Snehal Naiksatam
(CA /2000/26203)

Contact No

Email id

Website link

Date

Place

Address:1402, Meena Residency, Sector 34 C, Kharghar-410 210