

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

Date:10-01-2024

KRERA REG.NO :PRM/KA/RERA/1251/310/PR/090222/004679
Project Name :HERITAGE URBAN POD
Promoter Name :S C ATHEETH

To

M/s. HERITAGE HOMES

No.430, 4th Floor, 4th Block, 8th Main Road,
Koramangala, Bengaluru, Bengaluru South,
Bengaluru Urban-560 034.

Subject: Certificate of Completion of Registered project construction of **HERITAGE URBAN POD** Residential Layout comprises of 157 numbers of different dimensions in Sy.no.116 of Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk.

Sir,

This Certificate is issued in accordance with provisions of the section 4(2) (I) (D), Real Estate (Regulation and Development) Act, 2016 read with Rule 4(5) & 5 of the Karnataka Real Estate (Regulations 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 **Authority meeting dated 09/02/2021 vide Sub.No.20.28's, final Residential design approval with certain conditions vide letter No.STRRPA/TP/LAO/35/2019-20 dt:08/03/2021 by Member Secretary Setelite Ring Road 9STRR) Planning Authority and Megacity Planner, Bengaluru Mahanagara Pradeshabhivridhi Pradikara.**

I **SRIMATHI J. ADIGA** have undertaken assigned as Architect of certifying percentage of Completion of the Construction work of the aforesaid Real Estate Project Proposed to be registered under KRERA, being **HERITAGE URBAN POD** Residential Layout comprises of 157 numbers of different dimensions in Sy.no.116 of Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk,

REGISTERED ARCHITECT
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BCC/BL-3-G/A:1757:07-03



admeasuring **20,132.83 sq.mtrs** area of land are being developed by **M/s.HERITAGE HOMES.**

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

- (i) M/s.HERITAGE HOMES's appointee as L.S. / Architect;
- (ii) M/s.HERITAGE HOMES's appointee Structural Consultant
- (iii) M/s.HERITAGE HOMES's appointee as MEP Consultant
- (iv) M/s.HERITAGE HOMES's appointee as Quantity Surveyor *

Based on the Site Inspection by Me dated **08-01-2024** with respect to the layout 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 **100%** Site Release Order issued vide **Letter No. STRRPA/TP/LAO/50/2021-22** by **Member Secretary, STRR Planning Authority, Bengaluru, dt: 08/03/2021** 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 the layout of the Real Estate Project as registered vide number **PRM/KA/RERA/1251/310/PR/090222/004679** under KRERA is as per table B herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed below.

Table A

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	NA
2	----- Number of Basement(s) and plinth	NA
3	Stilt Floor	NA
4	----- Number of Slabs of Super Structure	NA
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	NA
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	NA
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	NA
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment,	NA

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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.	
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Table-B

HRITAGE URBAN POD' Residential Layout comprises of 157 numbers of different dimensions in Sy.no.116 of Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk. 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			
8	Treatment and Disposal of sewage and sullage water	NA		
9	Solid Waste management & Disposal	NA		
10	Water conservation, Rain water harvesting	NA		
11	Energy Management	NA		
12	Fire protection and fire safety requirements	NA		
13	Electrical meter room, sub - station, receiving station	Yes	100%	
14	Others (Add more option)	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	NA		

Place: 10-01-2024

Date: Bengaluru

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Srimathi J. Adiga

SRIMATHI J ADIGA

License No.BBC/BL/3.6/CA/23892

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