

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

Date:10/01/2022.

RERA No. : PRM/KA/RERA/1251/446/PR/190123/002296
Project Name : DISHA COURTYARD
Promoter Name : DISHAGARDEN VIEW LLP

To
DISHAGARDEN VIEW LLP
#43/2, 2ND FLOOR, ABOVE AXIS BANK,
WHITEFIELD MAIN ROAD,
BANGALORE – 560066.

Subject: Certificate of Percentage of Completion of Construction Work of 2 No. of Building(s)/ 6 Wing(s) of the SINGLE Phase of the Project PRM/KA/RERA/1251/446/PR/190123/002296 situated on the Plot bearing Survey no. 13/1 ,13/3 &13/4, Hagadur village, K R Puram Hobli, Bangalore East Taluk. demarcated by its boundaries (latitude and longitude of the end points) 12.974589, 77.757149 to the North 12.973674, 77.756805 to the South 12.973722, 77.757893 to the East 12.974256, 77.756370 to the West of Division 13/1 ,13/3 &13/4, Hagadur village, K R Puram Hobli, Bangalore East Taluk. admeasuring 14740.06 sq.mt., area being developed by DISHAGARDEN VIEW LLP

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/ LP/1269/17-18 Dated on 29/06/2018.

I/ We FWD ARCHITECTS have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s) 6 Wing(s) of the 1 Phase of the Project, situated on the plot bearing Survey no. 13/1 ,13/3 & 13/4, Hagadur village, K R Puram Hobli, Bangalore East Taluk. admeasuring 14740.06 sq.mt., area being developed by DISHAGARDEN VIEW LLP

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

- (i) M/s. **FWD ARCHITECTS** 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. **Quansys India Project Management Consultant Pvt Ltd** as PMC

Based on the Site Inspection dated **18/12/2021**, 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 Percentage of Work done as registered vide number **PRM/KA/RERA/1251/446/PR/190123/002296** 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 Table B.

Table A (i)

A Building /Wing Number 1 (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	Number of Basement(s)	NA
3	Plinth beam and 1 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 A(ii)

A Building /Wing Number 2 (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	Number of Basement(s)	NA
3	Plinth beam and 1 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,	100%

	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 A(iii)

A Building /Wing Number 3 (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	Number of Basement(s)	NA
3	Plinth beam and 1 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 A(iv)

B Building /Wing Number 1 (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	Number of Basement(s)	NA
3	Plinth beam and 1 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 A(v)

B Building /Wing Number 2 (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	Number of Basement(s)	NA

3	Plinth beam and 1 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 A(vi)

B Building /Wing Number 3 (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	Number of Basement(s)	NA
3	Plinth beam and 1 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	N A	
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	NO	N A	
7	Community Buildings	NO	N A	
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	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	Swimming Pool	100%	
2	Multi purpose Hall	100%	
3	Circket Practice Pitch	100%	
4	Badminton Court	100%	
5	Half Basket Ball Court	100%	
7	Elders Sitting Area	100%	
8	Power Backup	100%	
10	Jogging Tracking	100%	
11	Kids Play Area	100%	
12	Skating Rink	100%	

Yours Faithfully,
Signature & Name of Architect

For FWD ARCHITECTS

 (B.V. Narendranath Reddy)
 Architect
 Regn. No. CA/2009/45804

Address: #21/1, 4th Main ,BEML
 Layout, Near Venkateshwara Temple,
 Thubarahalli, Bangalore560066
 Website :
 Email ID: info@fwdarchitects.com

Place: **Bangalore**
 Date: **10/01/2022.**