

KARNATAKA REAL ESTATE REGULATORY AUTHORITY
Real Estate (Regulation & Development) Rules, 2017)
ARCHITECT'S CERTIFICATE
FORM NO 5 - FOR COMPLETED PROJECT (For RESIDENTIAL /GROUP HOUSING)
(To be uploaded by the promoter on his web page on the RERA portal) Group

Date:10/11/2022

KRERA Registration Number : PRM/KA/RERA/1251/308/PR/201125/003717.
Project Name : SNR MAGNOLIA PARK
Promoter Name : SNR SQUARE PVT LTD

To
SNR SQUARE PVT LTD
NO 484, 17 TH CROSS,
27 TH MAIN ROAD, HSR LAYOUT,
SECTOR 2, BANGALORE 560102, ,

Subject: Certificate of Percentage of Completion of Construction Work of SNR MAGNOLIA PARK for Construction of **RESIDENT** block /Wing(s) situated on the Property bearing **Converted Sy No. 50/3** {converted from agricultural to non-agricultural residential purpose vide Conversion order bearing No. ALN SR (A)192:95-96, dated 23.01.1996, issued by the Assistant Commissioner, Bangalore South, Sub-Division, Bangalore.}, situated at Sompura Village, Sarjapur Hobli, Anekal Taluk, **measuring East to West (94.6 + 82)/2 feet and North to South (310.6 + 299)/2 feet, totally Measuring 25,914.412; SQ FEET**, area being developed by SNR SQUARE 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 Planning Authority with Sanctioned Drawing No. APA/CC/ 228/2018-19.,

1/ We YUKTI have undertaken assignment as Architect / Licensed Surveyor of certifying 100% Percentage of Completion of the Construction Work of the Building(s)/__ SNR MAGNOLIA



PARK for Construction of **RESIDENT** block /Wing(s) situated on the Property bearing **Converted Sy No. 50/3** {converted from agricultural to non-agricultural residential purpose vide Conversion order bearing No. ALN SR (A)192:95-96, dated 23.01.1996, issued by the Assistant Commissioner, Bangalore South, Sub-Division, Bangalore.}, situated at Sompura Village, Sarjapur Hobli, Anekal Taluk, **measuring East to West (94.6 + 82)/2 feet and North to South (310.6 + 299)/2 feet, totally Measuring 25,914.412; SQ FEET**, area being developed by SNR SQUARE PVT LTD.[Promoter's Name].

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

- (i) M/s/Shri/Smt **YUKTI consultant** as L.S. / Architect.
- (ii) M/s /Shri / Smt indigo consultant as Structural Consultant
- (iii) M/s /Shri / Smt **na** as MEP Consultant
- (iv) M/s /Shri / Smt **BARATH** as Site Supervisor

Based on the Site Inspection by Me/We dated 10/10/2022 with respect to each of the Building/Wing of the aforesaid Real Estate Project, AND 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/ COMPLETION LETTER No. Gram panchayat/ yamare/151/2021-22. Dated 08/02/2022 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/1251/308/PR/201125/003717. 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 1 BLOCKS (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	0(zero) Number of Basement(s) and plinth	100%
3	1 Stilt Floor	Nil
4	6(six) - 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	100%



	Staircases and Lifts, Overhead and Underground Water Tanks.	
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	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	NO		
6	Street Lighting	yes	100%	
7	Community Buildings/ ROOM	YES	100%	
8	Treatment and Disposal of sewage and sullage water	YES	100%	
9	Solid Waste management & Disposal	NO		
10	Water conservation, Rainwater harvesting	YES	100%	
11	Energy Management	NO		
12	Fire protection and fire safety requirements	NO		
13	Electrical meter room, sub – station, receiving station	NO		
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
--------	-----------------------	-------------------------	---------



s1	GYM	100%	COMPLETED AT THE POSSESSION TIME
2	CHILDREN PLAY AREA	100%	COMPLETED AT THE POSSESSION TIME
3	CAMERA	100%	COMPLETED AT THE POSSESSION TIME
4			

Yours Faithfully,

SIVA KUMAR. V, B.E.,
BCC/BL-3.6/E-0336/21-22

YUKTI

No. 82, 1st Floor, 21st Main,
B.S.K. II Stage, Bangalore - 560 070.



V.SIVA KUMAR, M/S YUKTI CONSULTANTS

License No.: BCC/BL-3.6/E-4205/2016-17.

Address: No 82., 1st Floor, 21st Main, BSK
II Stage Bangalore 560070.

Contact no.: 080-26713029

Email id: yuktivs@gmail.com

Indigo_con1@yahoo.com.

Place: Bangalore

Date:10/11/2022

