

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

Date: 30-10-2023

RERA No : PRM/KA/RERA/1251/446/PR/190809/002788

Project Name: Spectra Raaya

Promoter Name: Spectra Constructions private limited

To ,
Spectra Constructions Private Limited.,
No.5,1st Floor,9th Cross,
Indiranagar 1st Stage
Bangalore-560038

Subject: Certificate for the Completion of Registered project construction of Spectra Raaya (B+G+11 Upper Floors+Terrace Floor- 7 Towers) on the Plot bearing Survey no. 75/1 & 76, Khata No.577/443, Siddapura Village, Varthur Hobli, BBMP Ward No.84, Bangalore East Taluka, Bangalore- 560066.

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/Addl. Dir/JD(NORTH)/LP/0483/2014-15**

We M/s. Space Matrix Architects& Planners have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building ,**7 towers** of the Project, situated on the plot bearing Survey no. 75/1 & 76 , Khata No.577/443, Siddapura Village, Varthur Hobli, BBMP Ward No.84,Bangalore East Taluka, Bangalore- 560066.

1. Following technical professionals are appointed by Promoter:-

- (i) M/s Space Matrix Architects & Planners, as Architect;
- (ii) M/s Novel -S Design Matrix Pvt Ltd - as Structural Consultant
- (iii) M/s Cascade Service Consultants/ Ralys Consulting Engineers as MEP Consultant
- (iv) Mr. Vishal C Raju as Project Manager

Based on the Site Inspection by M/s. Space Matrix Architects& Planners dated 30th September 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 vide Occupancy Certificate Letter No. BBMP/Addl.Dir/JD North/0483/14-15 dated 04/02/2023 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/1251/446/PR/190809/002788 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

Spectra Raaya

Sl.No	Task/ Activity	Percentage of Work done (Approx.)
1	Earth Work and Other Levelling Preparation Works	100 %
2	Foundation Footing Work	100%
3	Retaining Wall (All Types)	100%
4	Plinth Level Beam	NA
5	Substructure Flooring (Parking Floor, More than One Floor Below General Ground Level)	100%
6	RCC or MS Framed Structure	100%
7	Masonry Construction: Bricks, Concrete Blocks etc.	100%
8	Plastering Inside, outside Ceiling	100%
9	Joinery: Doors, Windows, Ventilators ,etc.	100%
10	Basic work of Water Supply, Sanitary and Electrification.	100%
11	Dadoing , Skirting, Flooring, Tiles Work (All Types)	100%
12	Railing and Grill Fixing	100%
13	Electrification, Water Supply and Sanitary Finishing	100%
14	Wardrobe, showcase, Kitchen Cabinet, Puja Work	0%
15	Fire Fighting	100%

16	Installation of Lifts	100%
17	Weather Proof Work (tile, Concrete)	100%
18	Painting	100%
19	Elevation Work	100%
20	Internal and External work including Landscape	100%

Table-B

Internal and External Development Works in respect of the entire Registered 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	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	N	0%	
12	Fire protection and fire safety requirements	Yes	100%	
13	Electrical meter room, sub – station, receiving station	Yes	100%	
14	Others (Add more option)	No	0%	

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	Kids play area	100%	
3	Other Amenities	100%	

Yours Faithfully,
Signature & Name (in Block letter) of Architect




Mr. ANUP NAIK

License No.: CA/96/20794

Address:#8,,MV Jayaram Road

B'lore- 560052,India

Contact No.: +919243101116

Email id: anup@spacematrix.com

Place: Bangalore

Date: 30-10-2023