



YUKTI

ARCHITECTS, ENGINEERS, AND INTERIORS.

#1148, 2nd Floor, 22nd Cross, B.S.K 2nd STAGE, BANGALORE. – 560070 DATE:

KARNATAKA REAL ESTATE REGULATORY AUTHORITY

Real Estate (Regulation & Development) Rules , 2017)

ARCHITECT'S CERTIFICATE

FORM NO 5- FOR COMPLETED PROJECT

Date: 18.01.2024

RERA NO.: PRM/KA/RERA/1251/446/PR/200226/003311

Project Name: UNITED HIGHLANDS

Promoter Name: UNITED INFRASTRUCTURES

To

The UNITED INFRASTRUCTURES

Sy No.326 and 327, Ammani Bellandur Khane,

Thubarahalli Extn. Road, VarthurHobli,

Bangalore-560087

Subject : Certificate of Completion of Registered Project Construction of UNITED HIGHLANDS on the Plot bearing no Sy No.326 and 327, Ammani Bellandur Khane, Thubarahalli Extn. Road, VarthurHobli, Bangalore-560087.

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

I/We Yukti Architects have undertaken assignment as Architect/Engineer of certifying Percentage of Completion of Construction Work of the United Highlands 6 Blocks of the Project, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot No.326 and 327 Ammani Bellandur Khane village, Thubarahalli Extn Road, VarthurHobli, Bangalore PIN-560087. Admeasuring 12040sq.mts. area being developed by United Infrastructures as per the approved plan.

Admeasuring 12040sq.mts., area being developed by UNITED INFRASTRUCTURES

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

- (i) M/s /shri/smt **Yukti Consultants** as L.S /Architect;
- (ii) M/s /shri/ Smt **Yukti Consultants** as structural Consultant
- (iii) M/s /shri/Smt ____ NA ____ as MEP Consultant
- (iv) M/s /shri/Smt **Yukti Consultants** as site Supervisor



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Based on the site inspection by Me/we dated 18.01.2024 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 **BBMP/ADT/MDP/O.C.NO.20/2022-23 DATED 29.07.2023** 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/200226/003311** 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 **A (A1,A2,A3,A4, A5 and A6)** work progress mentioned as below.

Building/Wing Number **A1**

Sr. No	Tasks/Activity	Percentage of work done
1.	Excavation	100%
2	<u>1</u> number of Basement(s) and Plinth	100%
3	<u>NA</u> number of Podiums	NA
4	Stilt Floor	100%
5	<u>5</u> number completed out of 5 Slabs of SuperStructure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%



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10	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	100%
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Building/WingNumber A2

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	<u>1</u> number of Basement(s) andPlinth	100%
3	<u>NA</u> Number ofPodiums	NA
4	Stilt Floor	100%
5	<u>5</u> number of slabs completed out of 5 Slabs of SuperStructure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%
10	Installation of lifts, water pumps, Fire 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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	100%



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Building/WingNumber A3

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	One Number of Stilt floor andPlinth	100%
3	Number ofPodiums	NA
4	Stilt Floor	100%
5	<u>5</u> number of Slabs of SuperStructure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%
10	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	100%

Building/WingNumber A4

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100
2	<u>One</u> number of Basement(s) andPlinth	100%



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3	Number of Podiums	NA
4	Stilt Floor	100%
5	5 number of Slabs of SuperStructure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%
10	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	100%

Building/Wing Number A5

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100
2	One number of Basement(s) and Plinth	100
3	NA number of Podiums	NA
4	Stilt Floor	100
5	5 number of Slabs of SuperStructure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%



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8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%
10	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	100%

Building/WingNumber A6

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	<u>One</u> number of Basement andPlinth	100%
3	<u>NA</u> number ofPodiums	NA
4	Stilt Floor	100%
5	<u>5</u> number of Slabs of SuperStructure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%



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3	Number of Podiums	NA
4	Stilt Floor	100%
5	5 number of Slabs of SuperStructure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%
10	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	100%

Building/Wing Number A5

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100
2	One number of Basement(s) and Plinth	100
3	NA number of Podiums	NA
4	Stilt Floor	100
5	5 number of Slabs of SuperStructure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises	100%



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10	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/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/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	No	100%	
2	Water Supply	No	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	No	NA	
12	Fire protection and fire safety requirements	No	NA	
13	Electrical meter room, sub – station, receiving station	Yes	100%	
14	Others (Add more option)	No	NA	

Table C



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

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1	Park Jogging track, play area	100%	
2			
3			
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.

Place: Bangalore

Date:18/01/2024

***Note:** The same Engineer is responsible for the completion of Project. In case of Change in the Engineer, approval needs to be taken from the Authority.