

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

(To be uploaded by the promoter on his web page on the RERA portal for Quarterly Updates)

Date:05.03.2023

RERA No. : PRM/KA/RERA/1251/308/PR/140622/004983
Project Name : RAJ HIGH GARDENS
Promoter Name : SNN PROPERTIES LLP

To,
The SNN PROPERTIES LLP
No.4, 2nd Floor,
Elephant Rock Road
Jayanagar East
Karnataka
BANGALORE-560011

Subject: Certificate of Percentage of Completion of Construction Work of 4 No. of Buildings of 11 Wings of the Project PRM/KA/RERA/1251/308/PR/140622/004983 situated on the Plot bearing Sy. No.46/3C,51,52/3,52/4,54/3 demarcated by its boundaries 12 47 25.7 latitude and 77 43 58.8 longitude SY NO.50 & 46/3 to the North ROAD & SY.NO.54/4 to the South SY.NO.54/5, 53, 45/2, 46/3 & 60 to the East SY.NO.54/1, 52/2, 60/3, 61 & 62/3 to the West of Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban, Bangalore 560068 admeasuring 36049.64 sq.mts., area being developed by SNN PROPERTIES 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.



For the above project previous plan was sanctioned by the APA vide L. P.No. APA/CC/164/2017-18 consisting of 4 Buildings and 14 wings and over all 1050 units.

Later on modified plan in respect of the above project has been sanctioned by the planning authority namely APA vide L.P. No. APA/CC/164/2017-18 dated 01.03.2023 consisting of 4 Buildings and 11 wings and over all 802 units..

I have verified both the sanctioned drawing. I am clearly aware that modified plan has been sanctioned and the work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. APA/CC/164/2017-18.

We SPACE MAST ARCHITECTS have undertaken assignment as Architect of certifying estimated Cost & Progress of Construction Work of 11 Wings of the present Phase of the Project, situated on the plot bearing Sy. No.46/3C,51,52/3,52/4,54/3 of Neraluru Village, Attibele Hobli , Anekal Taluk, Bangalore Urban, Bangalore 560068 admeasuring 36049.64 sq.mts., area being developed by SNN PROPERTIES LLP.

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

- i. M/s. SPACE MAST ARCHITECTS as Architect;
- ii. Mr. K L Srinivas as Structural Consultant
- iii. M/s Atreya Consulting Engineers as Plumbing and fire Consultant.
- iv. M/s Shivdhan Electrical Consulting Engineers Pvt Ltd as Electrical Consultant

Based on Site Inspection, dated 03.03.2023 with respect to Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done RAJ HIGH GARDENS Project as registered vide number PRM/KA/RERA/1251/308/PR/140622/004983 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 A



Table A
RAJ HIGH GARDENS (Block 1)

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Two number of Basement and Plinth	05%
3	One number of Podiums	0%
5	15 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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	0%



Table A
RAJ HIGH GARDENS (Block 2(A))

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	50%
2	Two number of Basement and Plinth	0%
3	One number of Podiums	0%
5	15 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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	0%



Table A
RAJ HIGH GARDENS (Block 3)

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	One number of Basement and Plinth	0%
3	One number of Podiums	0%
5	15 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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	0%



Table - B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Remarks
1	Internal Roads & Footpaths	Yes	0%	
2	Water Supply	Yes	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	20%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	Yes	0%	
8	Treatment and disposal of sewage and sullage water /STP	Yes	0%	
9	Solid Waste Management & Disposal	Yes	0%	
10	Water Conservation, Rain Water Harvesting , Percolating Well/Pit	Yes	0%	
11	Energy Management	No	0%	
12	Fire Protection and Fire Safety Requirements	Yes	0%	
13	Electrical Meter Room, Sub-station, Receiving Station	Yes	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			
2			
3			
4			

Yours Faithfully,



CHIDANANDAMURTHY.S.

LicenseNo.:BCC/BL/3.2.C/A538/93-94 (CA No. 93/16330)

Address: SPACEMAST, #57, 2ND floor,
16th Cross, G.D. Park Extension, Vyallikaval,
Bengaluru-03.

Email id: spacemast@gmail.com

Website link: spacemast.co.

Place: Bangalore

Date: 05.03.2023

***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.

