

**[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
31.03.2024)

Date: 13/04/2024

RERA No. : PRM/KA/RERA/1251/472/PR/291022/005377

Project Name : DHATRI ULTIMA

Promoter Name: DHATRI VENTURES

SITE NO-51, 1st Floor, D Block, 5th Cross Thirumala Nagar, Attur Layout, Yelahanka New
Town Bangalore-560064,

Subject: Certificate of Percentage of Completion of Construction Work of **DHATRI ULTIMA**
Residential Apartment No. of Building(s) of the Project
PRM/KA/RERA/1251/472/PR/291022/005377 situated on the **DHATRI ULTIMA**,
Bearing Site No.17 & 18, Bruhat Bangalore Mahanagara Palike Katha
No.1064/Assessment No.38, Site No.17, 18, measuring East to West 66 feet and
North to South 57 feet, in all measuring 3762 Sq.feet, and Residential Property
Bearing Site No.19 & 20 Bruhat Bangalore Mahanagara Palike Katha
No.1063/Assessment No.38, Site No.19, 20, measuring East to West towards
North 70 feet and towards South 92 and North to South 59 feet, in all measuring
4779 Sq.feet, both the properties measuring on the East 57 feet, on the West 59
feet, on the North 136 feet, on the South 158 feet, in all 8541 Sq.feet, situated
at Attur Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, by DHATRI
VENTURES

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/Ad.Com./YLK/0055/22-23



I/ We ZEPHYR CONSULTANTS AND ENGINEERS. have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s)/ **DHATRI ULTIMA** Apartment , Project, situated on the **DHATRI ULTIMA**, Bearing Site No.17 & 18, Bruhat Bangalore Mahanagara Palike Katha No.1064/Assessment No.38, Site No.17, 18, measuring East to West 66 feet and North to South 57 feet, in all measuring 3762 Sq.feet, and Residential Property Bearing Site No.19 & 20 Bruhat Bangalore Mahanagara Palike Katha No.1063/Assessment No.38, Site No.19, 20, measuring East to West towards North 70 feet and towards South 92 and North to South 59 feet, in all measuring 4779 Sq.feet, both the properties measuring on the East 57 feet, on the West 59 feet, on the North 136 feet, on the South 158 feet, in all 8541 Sq.feet, situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore,

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

- (i) M/s /Shri / Smt ZEPHYR CONSULTANTS AND ENGINEERS. Architect;
- (ii) M/s /Shri / Smt ZEPHYR CONSULTANTS AND ENGINEERS as Structural Consultant
- (iii) M/s /Shri / Smt ZEPHYR CONSULTANTS AND ENGINEERS as MEP Consultant
- (iv) M/s /Shri / Smt N SAMPATH RAO as Site PM *

Based on the Site Inspection dated 10/01/2024, 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 for each of the building/Wing of the Real Estate Project as registered vide number **PRM/KA/RERA/1251/472/PR/291022/005377** 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

Building /Wing Number **DHATRI ULTIMA**, (to be prepared separately for each Building /Wing of the Project)

SL. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100
2	00 Number of Basement(s) and plinth	N/A
3	Stilt Floor	100
4	Number of Slabs of Super Structure	4



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 Plot/ 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 elevation completion of terraces with waterproofing of the Building/ Wings	100
9	Installation water pumps, 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 Footpaths	N/A	N/A	
2	Water Supply	YES	100	
3	Sewerage (Chamber, lines, Septic Tank STP)	N/A	N/A	
4	Storm Water Drains	N/A	N/A	
5	Landscaping & Tree Planting	N/A	N/A	
6	Street Lighting	N/A	N/A	
7	Community Buildings	N/A	N/A	
8	Treatment and Disposal of sewage and sullage water	N/A	N/A	
9	Solid Waste management & Disposal	NA	N/A	
10	Water conservation, Rain water harvesting	YES	100	
11	Energy Management	N/A	N/A	
12	Fire protection and fire safety requirements	N/A	N/A	
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	Generator	100	
2	Lift	100	
3	GYM	N/A	
4	CCTV	N/A	

Yours Faithfully,



SZ

ZUBAIR AHMED SM.
Signature & Name (in Block letter) of Architect

License No.: CA/2014/64756

Address: 707 Yelahanka New town Bengaluru

Contact No.: 9886008575

Email id: asic.zubair@gmail.com

Website link:

Place: Bangalore

Date: 13/09/24

***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.

STRUCTURAL STABILITY CERTIFICATE

1. Name of the project : **DHATRI ULTIMA**
2. Full Postal Address of the Project : situated on the **DHATRI ULTIMA**. Bearing Site No.17 18,19 & 20 Muneshwara Layout, Attur Lay out, Yelahanka New town, Bnagalore-560064
3. Name of the Client : **M/S DHATRI VENTURES**
4. Nature of Project : **Residential Flats**
5. Number of floors : **Stilit+G+2**

This is to certify that, this apartment building is reinforced concrete frame structure with columns, beam & slab system, and is complying with Bureau of Indian standards norms. The structure is designed for Ground Floor, First Floor & Second Floors in accordance with IS:456 (Gravity Load only) and with consideration of sub soil bearing capacity. The design standards & the quality requirement will be ensured & the structure will be constructed under our supervision.

It will be designed in accordance with IS: 456 and IS: 875. The structure falls under Seismic zone II as per Seismic code IS: 1893(part I)-2016 and shall be designed and detailed accordingly.

For ZEPHYR CONSULTANTS AND ENGINEERS. Architect;

ZUBAIR AHMED SM

License No : CA/2014/64756

Contact : 9886008575

Address : 707 Yelahanka New Town Bangalore

Email id: azezubair@gmail.com



SZ

Date: 13/4/24