



VA/ADM/212/2022

SEPTEMBER 15, 2022

ARCHITECT'S CERTIFICATE
FORM NO. 5 - FOR COMPLETED PROJECT (for Residential/Group Housing)

RERA No. : PRM/KA/RERA/1251/310/PR/171015/000561
Project Name : B&B OPULENT SPIRE
Promoter Name : B&B INFRASTRUCTURE LTD

To,
B&B INFRASTRUCTURE LIMITED,
Orbis, 4th floor, # 61,
2nd cross,
Residency Road,
Bengaluru : 560025

Dear sir,

Subject: Certificate of Completion of Registered project Construction of Construction Work of No. of Building(s)/Two Wing(s) of the First Phase of the Project [KRERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 04 (old no 47/48) demarcated by its boundaries (latitude and longitude of the end points) **12.9209** to the North **77.5996** to the to the East of Division Bangalore Village Bangalore Taluka Bangalore District Bangalore PIN 560029 admeasuring **BUA 31,234** sq. mts., area being developed by **B&B INFRASTRUCTURE LTD**

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. **BBMP/0181/15-16**

I, **VENKATARAMANAN ASSOCIATES** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s)/ Two Wing(s) of the First Phase of the Project, situated on the plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 04 (old no 47/48) of Division Bangalore Village Bangalore Taluka Bangalore District Bangalore PIN 560029 admeasuring **BUA 31,234** Sq. Mts., area being developed by **B&B INFRASTRUCTURE LTD.**



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

- (i) M/s. **VENKATARAMANAN ASSOCIATES** as an Architect
- (ii) M/s. **DESIGN TREE STRUCTURAL CONSULTANTS PVT LTD** as a Structural Consultant
- (iii) M/s. **DESIGN TREE STRUCTURAL CONSULTANTS PVT LTD** as a MEP Consultant
- (iv) M/s. **SREE MURUGAN & CO CONSTRUCTIONS PROJECT MANGEMENT CONSULTANTS PVT. LTD,** as a Site Supervisor.

Based on the Site Inspection by Me on **September 08, 2022**. 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. JDTP (S)ADTP/C/08/22-23, dated 29.04.2022 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/1251/310/PR/171015/000561** 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- **North & South Tower**

SL NO	TASK/ ACTIVITY	COMPLETION WORK IN ALL RESPECT
1	Excavation	100%
2	2 Number of Basement(s) and plinth	100%
3	Stilt Floor	NA
4	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	90%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/Premises.	85%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.(Structure)	100%
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.	85%
10	Over all Completion of Building till Date	95%



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	Y	95%	-
2	Water Supply	Y	95%	-
3	Sewerage (Chamber, lines, Septic Tank STP)	Y	90%	-
4	Storm Water Drains	Y	95%	-
5	Landscaping Tree planting	Y	90%	
6	Street Lighting	Y	90%	
7	Community Buildings	N	NA	
8	Treatment and Disposal sewage and Sullage water	Y	90%	
9	Solid Waste management & Disposal	Y	85%	
10	Water conservation, Rain water harvesting	Y	90%	
11	Energy Management	Y	85%	
12	Fire protection and fire safety requirements	Y	90%	
13	Electrical meter room, sub-station, receiving station	Y	95%	
14	Others (Add more options)	-	-	

TABLE C

Any facility/ amenity which has been proposed in Agreement sale

SL NO	FACILITIES/AMENITIES	PERCENTAGE OF WORK DONE	DETAILS
1	Club House	80	
2	Swimming Pool	85	
3	Gym	75	
4	Spa	78	

Yours Faithfully,
for **VENKATARAMANAN ASSOCIATES**

for

DILIP KUMAR P.R.
associate architect
COA NO. : COA/2015/72475

