



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru - 560 002.

No. BBMP/Addl.Dir/JD NORTH/LP/0113/2013-14

Date: 15-11-2018

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for the Residential Apartment Building Wing - 7 and 8 at Property Katha No. 1592/65, 66/2B, 66/2C, 66/4, 66/5, 67/4, 67/5, 67/6, 67/7, 68/4, 68/5, 69/4, 69/6, 69/7, 69/8 & 70/1B, 70/5, 70/6, 70/7, 70/8, Kodigehalli Village, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 23-05-2018
2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/ LP/ 0113/2013-14 dated: 07-10-2013
3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/187/2013 Dated: 12-07-2018
4) CFO issued by KSPCB vide No. PCB.395/CNP/11/H-552, dated 07-08-2018
5) Approval of Commissioner for issue of Occupancy Certificate (Partial) dated: 20-10-2018

The Building plan for the construction of Residential Apartment Building at Property Katha No. 1592/65, 66/2B, 66/2C, 66/4, 66/5, 67/4, 67/5, 67/6, 67/7, 68/4, 68/5, 69/4, 69/6, 69/7, 69/8 & 70/1B, 70/5, 70/6, 70/7, 70/8, Kodigehalli Village, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bengaluru. Wing - 7, 8 and 9 Consisting of 3BF+GF+18 UF comprising of 288 Units was sanctioned by this office vide reference (2). The Commencement Certificate issued for Wing - 7 & 8 was issued on dated: 02-03-2015. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Now the applicant has been applied for Occupancy Certificate of Wing - 7 & 8 consisting of 3BF+GF+18 UF comprising of 180 Units.

The Wing - 7 & 8 Residential Apartment building was inspected by the Officers of Town Planning Section on 04-10-2018 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Wing - 7 & 8 Residential Apartment building was approved by the Commissioner on date: 20-10-2018. The compounding fees for the deviated portion, ground rent arrears including GST and Scrutiny fee of Rs. 44,44,000/- (Rs. Forty Four Lakhs Forty Four Thousand only), has been paid by the applicant in the form of DD No: 077975 drawn on Axis Bank Ltd., Indiranagar Branch, dated: 13-11-2018 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000372 dated : 15-11-2018. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment constructed at Property Katha No. 1592/65, 66/2B, 66/2C, 66/4, 66/5, 67/4, 67/5, 67/6, 67/7, 68/4, 68/5, 69/4, 69/6, 69/7, 69/8 & 70/1B, 70/5, 70/6, 70/7, 70/8, Kodigehalli Village, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bengaluru. Wing - 7 & 8 consisting of 3BF+GF+18 UF comprising of 180 Units. Occupancy Certificate (Partial) is accorded with the following details.

B.R. Mudda 15/11/18
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

15/11/2018

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Wing – 7 & 8

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	3 rd Basement Floor	4642.98	79 No.s of Car Parking, Pump Room, Lobby, Lifts and Staircases
2	2 nd Basement Floor	4643.98	89 No.s of Car Parking, Lobby, Lifts and Staircases
3	1 st Basement Floor	4644.98	89 No.s of Car Parking, Lobby, Lifts and Staircases
4	Ground Floor	1790.34	18 No.s of Car Parking, RWH, Transformer Yard, Organic Waste Converter, Security Room, Lobbies, Lifts and Staircases
5	First Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
6	Second Floor	1323.10	10 No.s of Residential Units, Sitout, Corridor, Utility, Lobbies, Lifts and Staircases
7	Third Floor	1323.10	10 No.s of Residential Units, Sitout, Corridor, Utility, Lobbies, Lifts and Staircases
8	Fourth Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
9	Fifth Floor	1323.10	10 No.s of Residential Units, Sitout, Corridor, Utility, Lobbies, Lifts and Staircases
10	Sixth Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
11	Seventh Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
12	Eighth Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
13	Ninth Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
14	Tenth Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
15	Eleventh Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
16	Twelveth Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
17	Thirteenth Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
18	Fourteenth Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
19	Fifteenth Floor	1323.10	10 No.s of Residential Units, Sitout, Corridor, Utility, Lobbies, Lifts and Staircases
20	Sixteenth Floor	1323.10	10 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases

B.R. Mudda 15/11/18
 Joint Director of Town Planning (North)
 Bruhat Bengaluru Mahanagara Palike

[Signature] 15/11/2018

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21	Seventeenth Floor	1323.10	10 No.s of Residential Units, Sitout, Corridor, Utility, Lobbies, Lifts and Staircases
22	Eighteenth Floor	1323.10	10 No.s of Residential Units, Sitout, Corridor, Utility, Lobbies, Lifts and Staircases
23	Terrace Floor	197.50	Lift Machine Room, Staircase Head Room, Solar Pannel and OHT
	Total	39735.58	180 Units
24	FAR		0.631 < 2.25
25	Coverage		4.69% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Three Basement Floor and Ground Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Three Basement Floor and Ground Floor area should be used for car parking purpose only and the additional area if any available in Three Basement Floor and Ground Floor area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.

B.R. Muddaiah 15/11/18
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

15/11/2018

15/11/18

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12. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/187/2013, Dated:12-07-2018 and CFO from KSPCB vide No. PCB.395/CNP/11/H-552, dated: 07-08-2018 and Compliance of submissions made in the affidavits filed to this office.
16. The remaining Wings should be completed as per the sanctioned plan and Final Occupancy Certificate should be obtained from BBMP
17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate (Partial) shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate (Partial) issued will be withdrawn without any prior notice.

B.R. Mudda 15/11/18
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

To,
M/s Antevorta Developers Pvt Ltd.,
House of Hiranandani, 757/B,
100 Feet Road, HAL 2nd Stage, Indiranagar,
Bangalore – 560 038.

15/11/2018

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BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.

No. BBMP/Addl.Dir/JD NORTH/LP/0113/2013-14

Date: 03-04-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building – 1, Wing – 9 at Property Katha No. 1592/65, 66/2B, 66/2C, 66/4, 66/5, 67/4, 67/5, 67/6, 67/7, 68/4, 68/5, 69/4, 69/6, 69/7, 69/8 & 70/1B, 70/5, 70/6, 70/7, 70/8, Kodigehalli Village, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bengaluru

Ref: 1) Your application for issue of Occupancy Certificate dated: 15-11-2018

2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/ LP/ 0113/2013-14 dated: 07-10-2013

3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/187/2013 Dated: 12-07-2018

4) CFO issued by KSPCB vide No. PCB/395/CNP/11/H-1335 dated: 15-12-2018

5) Approval of Commissioner for issue of Occupancy Certificate dated: 29-03-2019

The Building plan for the construction of Residential Apartment Building at Property Katha No. 1592/65, 66/2B, 66/2C, 66/4, 66/5, 67/4, 67/5, 67/6, 67/7, 68/4, 68/5, 69/4, 69/6, 69/7, 69/8 & 70/1B, 70/5, 70/6, 70/7, 70/8, Kodigehalli Village, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bengaluru. Wing – 7, 8 and 9 Consisting of 3BF+GF+18 UF comprising of 288 Units was sanctioned by this office vide reference (2). The Commencement Certificate issued for Wing – 9 was issued on dated: 28-05-2015. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Partial Occupancy Certificate issued for Building – 1, Wing – 7 & 8 on dated: 15-11-2018. Now the applicant has been applied for Occupancy Certificate of Wing – 9 consisting of 3BF+GF+18 UF comprising of 108 Units.

The Building – 1, Wing – 9 Residential Apartment building was inspected by the Officers of Town Planning Section on 05-03-2019 for the issue of Occupancy Certificate During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Wing – 9 Residential Apartment building was approved by the Commissioner on date: 29-03-2019. The compounding fees for the deviated portion, ground rent arrears including GST and Scrutiny fee of Rs. 57,88,000/- (Rs Fifty Seven Lakhs Eighty Eight Thousand only), has been paid by the applicant in the form of DD No: 079154 drawn on Axis Bank Ltd., Indiranagar Branch, dated: 27-03-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000003 dated : 03-04-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment constructed at Property Katha No. 1592/65, 66/2B, 66/2C, 66/4, 66/5, 67/4, 67/5, 67/6, 67/7, 68/4, 68/5, 69/4, 69/6, 69/7, 69/8 & 70/1B, 70/5, 70/6, 70/7, 70/8, Kodigehalli Village, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bengaluru. Wing – 9 consisting of 3BF+GF+18 UF comprising of 108 Units. Occupancy Certificate is accorded with the following details.

B.R. Mudda 03/4/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

03/4/2019

3/4/19

3/4/19



Wing - 9

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	3 rd Basement Floor	1435.90	15 No.s of Car Parking, Sump Tank, Lobby, Lifts and Staircases
2	2 nd Basement Floor	1435.90	15 No.s of Car Parking, Lobby, Lifts and Staircases
3	1 st Basement Floor	1435.90	19 No.s of Car Parking, Lobby, Lifts and Staircases
4	Ground Floor	1003.08	8 No.s of Car Parking, Organic Waste Converter, Hall, Lobbies, Lifts and Staircases
5	First Floor	944.90	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
6	Second Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
7	Third Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
8	Fourth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
9	Fifth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
10	Sixth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
11	Seventh Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
12	Eighth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
13	Ninth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
14	Tenth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
15	Eleventh Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
16	Twelveth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
17	Thirteenth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
18	Fourteenth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
19	Fifteenth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
20	Sixteenth Floor	915.92	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases

B.R. Mudda 23/4/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

03/4/2019

2/4/19

3/4/19



21	Seventeenth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
22	Eighteenth Floor	891.49	06 No.s of Residential Units, Balcony, Corridor, Utility, Lobbies, Lifts and Staircases
23	Terrace Floor	112.43	Lift Machine Room, Staircase Head Room, Solar Pannel and OHT
	Total	21572.23	108 Units
24	FAR		0.382 < 2.25
25	Coverage		2.63 % < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Three Basement Floor and Part Ground Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Three Basement Floor and Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in Three Basement Floor and Part of Ground Floor area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition.
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.

B.R. Muddappa 03/4/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

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03/4/2019

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3/4/19

[Signature]
3/4/19



12. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/187/2013, Dated:12-07-2018 and CFO from KSPCB vide No. PCB/395/CNP/11/H-1335 dated: 15-12-2018 and Compliance of submissions made in the affidavits filed to this office.
16. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

B.R. Muddur 03/4/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

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03/4/2019

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3/4/19

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3/4/19

To,
M/s Antevorta Developers Pvt Ltd.,
House of Hiranandani, 757/B,
100 Feet Road, HAL 2nd Stage, Indiranagar,
Bangalore – 560 038.