

Masthan Baik K M
Architect
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KARNATAKA REAL ESTATE REGULATORY AUTHORITY
Real Estate (Regulation & Development) Rules, 2017) ARCHITECT'S
CERTIFICATE

FORM NO 5 - FOR COMPLETED PROJECT (For Residential/Group Housing)
(To be uploaded by the promoter on his web page on the RERA portal))

Date: 30/08/2022

RERA No. PRM/KA/RERA/1251/309/PR/171015/000454
Project Name FAIA of KESSAKU
Promoter Name: Palladium Constructions Pvt. Ltd.,

To,
Palladium Construction Pvt. Ltd.,
At No. 01, Dr. Rajkumar Road, Rajajinagar,
Bangalore – 560010

Subject: Certificate of Completion of Registered project Construction of **FAIA of KESSAKU** situated at property bearing no 01, Dr. Rajkumar Road, Rajajinagar, Bangalore-560010.

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. L P No.20/12-13 dated 01.02.2020

We Studio 30 Architects & Planners have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s)/ **FAIA**_Wing(s) of the KESSAKU Phase of the Project, situated on the plot bearing no 01, Dr.Rajkumar Road, Rajajinagar, Bangalore-560010, admeasuring 67,488.073 sq.mts., area being developed by Palladium Constructions Pvt. Ltd.,



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

- (i) M/s. RSP Design Consultants (India) Pvt. Ltd., as Design Consultants;
- (ii) M/s. Prasad Consultants as Structural Consultant
- (iii) M/s. RSP Design Consultants (India) Pvt. Ltd., as MEP Consultant
- (iv) Shri. Anil Balu Bhosle as Site Supervisor

Based on the Site Inspection by Me/We dated 30/12/2021 with respect to each of the Building/Wing of the aforesaid Real Estate Project, I Certify that as on the date of inspection, the work is completed and the Occupancy Certificate is issued by the Planning Authority vide Occupancy Certificate Letter No.JDTP(s)/ADTP/OC/27/21-22 date: 14.01.2022 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/1251/309/PR/171015/000454 (project extension number EX/PRM/KA/RERA/1251/309/PR/220810/000454) 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 FAIA of KESSAKU (to be prepared separately for each Building/Wing of the Project)

Sk No	Task/ Activity	Completion work in all respect
1	Excavation	100
2	___ Number of Basement(s) and plinth	100
3	Stilt Floor	100
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 (Inclusive of Bespoke Units)	100
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises, (Inclusive of Bespoke Units)	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 plaster, elevation completion of terraces with waterproofing of the Building/ Wings (Inclusive of Bespoke Units)	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.	100

Table B
Internal and External Development Works in respect of the entire Registered Phase/Project.

S1 .No	Common area and Facilities/Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	Yes	100	
2	Water Supply	Yes	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	Yes	100	
12	Fire protection and fire safety requirements	Yes	100	
13	Electrical meter room, sub — station, receiving Station (Inclusive of Bespoke Units)	Yes	100	
14	Others (Add more option)			



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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			



Place: Bangalore
Date: 05-09-2022

Yours Faithfully,
Signature & Name (in Block letter) of
Architect MASTHAN BAIK K M
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