



mindspace

architect + engineers + interior designers

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**[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 Modified Plan)

Date:14/07/2020

RERA No : PRM/KA/RERA/1251/309/PR/180507/001646

Project Name ROHAN UPAVAN PHASE 1

Promoter Name: ROHAN BUILDERS

To

Rohan Builders

3rd Floor KP Icon, 1147, 12th Main Road,

HAL 2nd Stage, Indiranagar,

Bangalore 560038.

Subject: Certificate of Percentage of Completion of Construction Work of K, L & M Wing(s) of Phase 1 of the Project PRM/KA/RERA/1251/309/PR/180507/001646 situated on the Plot bearing BBMP Khata No 43, Sy No 49/2, 48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5 Ward No 25 demarcated by its boundaries (latitude and longitude of the end points) 13 03' 21.94 , 77 39' 36.80 to the North 13 03' 08.87 , 77 39' 43.72 to the South 13 03' 16.05 , 77 39' 46.76 to the East 13 03' 18.25 , 77 39' 38.25 to the West of , Kylasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bangalore District 560077 admeasuring 7054.78 sq.mts., area being developed by Rohan Builders .

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 Competent Authority with Sanctioned Drawing vide L.P.No. BBMP/Addl.Dir/JD NORTH/LP/0046/2016-17 dated 09.02.2018 consisting of 3 no of towers and over all 310 units.

later on modified plan in respect of the above project has been sanctioned by the planning authority namely BBMP vide LP. No. BBMP/Addl.Dir/JD NORTH /LP/0046/16-17 dated: 07/01/2020

I have verified the both 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 LP. No. BBMP/Addl.Dir/JD NORTH /LP/0046/16-17 dated: 07/01/2020

We at M/sMindspace Architects have undertaken assignment as Architects for certifying percentage of Completion of the Construction Work of the K ,L & M Wing(s) of the Rohan Upavan Phase 1 of the Project, situated on the BBMP Khata No 43,Sy No 49/2, 48/4A ,48/4B,48/3,48/6,48/1 & 48/5 Ward No 25 Kylasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bangalore 560077 admeasuring 7054.78 sq.mts, area being developed by Rohan Builders.

1. Following technical professionals are appointed by Promoter:-

- (i) M/s ONE LANDSCAPE DESIGN Pvt Ltd as L.S. / Architect;
- (ii) M/s INNOTECH ENGINEERING CONSULT Pvt Ltd as Structural Consultant
- (iii) M/s SYS N CONSULTANTS as MEP Consultant
- (iv) Mr PAVAN KUMAR as Project Manager

Based on the Site Inspection dated 13/07/2020 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/1251/309/PR/180507/001646 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

Phase Number 1 (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)		
		K WING	L WING	M WING
1	Excavation	100	100	100
2	2 Number of Basement(s) and plinth	100	100	100
3	Stilt Floor	NA	NA	NA
4	20 Number of Slabs of Super Structure	100	100	36
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/	41	41	0
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	50	50	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	17	17	0

8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	38	38	0
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.	0	0	0

Table-B

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

Sl.No	Common areas and Facilities/ Amenities	Proposed Y/N	Percentage of Details work done		
			K WING	L WING	M WING
1	Internal Roads & Footpaths	Y	20	20	20
2	Water Supply	Y	0	0	0
3	Sewerage (Chamber, lines, Septic Tank STP)	Y	0	0	0
4	Storm Water Drains	Y	0	0	0
5	Landscaping & Tree Planting	Y	0	0	0
6	Street Lighting	Y	0	0	0
7	Community Buildings	N			
8	Treatment and Disposal of sewage and sullage water	Y	10	10	10
9	Solid Waste management & Disposal	Y	0	0	0
10	Water conservation, Rain water harvesting	Y	0	0	0
11	Energy Management	N			
12	Fire protection and fire safety requirements	Y	25	25	0
13	Electrical meter room, sub - station, receiving station	Y	0	0	0
14	Others (Add more option)				

Yours Faithfully,

Signature & Name (in Block letter) of Architect

 P.N. MEDAPPA

License No:BCC/BL-3.6/A-2887/2018-19

Address: No.3, Kalpana chawla road,
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Websitelink:.

Place:Bangalore

Date:14.07.2020

***Note:** The same Architect is responsible for the completion of Project.In case of Change in the Architect , approval needs to be taken from the Authority.