



STUDIO 30 ARCHITECTS & PLANNERS

Registered Office : Unit 005 North Block Raheja Chambers, 12 Museum Road, Bengaluru 560 001
Tel. : 91-80 -25597676
E-mail : rana.studio30@gmail.com, vivek.studio30@gmail.com Website : www.studio30.in

Managing Partner : Rana Ram, B.Arch., (CCA)
Partner : Vivek Uthaiah, B.Arch., (BU)

Our Ref. :

Your Ref. :

Date :

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
ARCHITECT'S CERTIFICATE (FORM – 5)
(Modified Plan)

RERA No. : PRM/KA/RERA/1251/446/PR/171015/000784
Project Name : VASWANI EXQUISITE-PHASE ONE
Promoter Name: VASWANI WHITEFIELD PROJECTS PVT LTD

Subject: Certificate of Percentage of Completion of Construction Work of _01 No. of Building_04 Wing(s) of the 1st Phase of the Project [PRM/KA/RERA/1251/446/PR/171015/000784] situated on the Plot bearing C.N. No./CTS No./Survey no./ Final Plot no BBMP Khatha no 22 , Sy no 132/1, 2, 3 & 4(p)_ demarcated by its boundaries (latitude and longitude of the end points) 77°43'26.30" (Longitude) 12°59'24.35" (Latitude) to the North 77°43'26.73" (Longitude) 12°59'18.63" (Latitude) to the South 77°43'28.37" (Longitude); 12°59'20.75" – Latitude to the East 77°43'23.46" (Longitude) 12°59'19.05" (Latitude) to the West of Division Hoodi Village Bangalore East Taluka_Bangalore District_Bangalore_PIN 560048_admeasuring 18210.70 sq.mts, area being developed by VASWANI WHITEFIELD PROJECTS PVT 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.

We have verified the sanctioned drawing.The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. LP No 0119/2014-15 consisting of 4 towers and over all 278 units. Later on modified plan in respect of the above project has been sanctioned by the planning authority namely BBMP vide LP No 119/14-15 dated 09/08/21 consisting of 4 towers and over all 374 units.

We, Studio 30 Architects and Planners have undertaken assignment as Architects of certifying Percentage of Completion of the Construction Work of the Building(s)-04 Wing(s) of the _1st Phase of the Project, situated on the plot bearing C.N. No./CTS No. /Survey no./ Final Plot no BBMP Khatha no 22 , Sy no 132/1, 2, 3 & 4(p) of Division Hoodi Village Bangalore East Taluka Bangalore District Bangalore PIN_ 560048_ad-measuring 18210.70 sq.mts., area being developed by Vaswani Whitefield Projects Pvt. Ltd.

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

- (i) M/s. RSP Design Consultants (India) Pvt Ltd as Design Consultant
- (ii) M/s. Super Structures as Structural Consultant
- (iii) M/s. Atreya Consultants as MEP Consultant
- (iv) Mr. Hariramakrishna as Site Supervisor

Based on the Site Inspection dated 03.07.2023, 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/1251/446/PR/171015/000784 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.



STUDIO 30 ARCHITECTS & PLANNERS

Registered Office : Unit 005 North Block Raheja Chambers, 12 Museum Road, Bengaluru 560 001
Tel. : 91-80 -25597676
E-mail : rana.studio30@gmail.com, vivek.studio30@gmail.com Website : www.studio30.in

Managing Partner : Rana Ram, B.Arch., (CCA)
Partner : Vivek Uthaiah, B.Arch., (BU)

Our Ref. :

Your Ref. :

Date :

Table A

Building /Wing Number Tower A (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100
2	----Two--- Number of Basement(s) and plinth	100
3	Stilt Floor	100
4	22 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	100
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ 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 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.	100

Table A

Building /Wing Number Tower B (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100
2	----Two--- Number of Basement(s) and plinth	100
3	Stilt Floor	100
4	22 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	100
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ 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 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.	100

**STUDIO 30 ARCHITECTS & PLANNERS**

Registered Office : Unit 005 North Block Raheja Chambers, 12 Museum Road, Bengaluru 560 001

Tel. : 91-80 -25597676

E-mail : rana.studio30@gmail.com, vivek.studio30@gmail.com Website : www.studio30.in

Managing Partner : Rana Ram, B.Arch., (CCA)

Partner : Vivek Uthaiah, B.Arch., (BU)

Our Ref. :

Your Ref. :

Date :

Table ABuilding /Wing Number **Tower C** (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100
2	----Two--- Number of Basement(s) and plinth	100
3	Stilt Floor	100
4	22 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	100
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ 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 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.	100

Table ABuilding /Wing Number **Tower D** (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100
2	----Two--- Number of Basement(s) and plinth	100
3	Stilt Floor	100
4	22 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	100
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ 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 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.	100



STUDIO 30 ARCHITECTS & PLANNERS

Registered Office : Unit 005 North Block Raheja Chambers, 12 Museum Road, Bengaluru 560 001

Tel. : 91-80 -25597676

E-mail : rana.studio30@gmail.com, vivek.studio30@gmail.com Website : www.studio30.in

Managing Partner : Rana Ram, B.Arch., (CCA)

Partner : Vivek Uthaiah, B.Arch., (BU)

Our Ref. :

Your Ref. :

Date :

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	Yes	100	
2	Water Supply	Yes	100	
3	Sewerage (Chamber, lines, Septic Tank STP)	Yes	100	
4	Storm Water Drains	No	-	
5	Landscaping & Tree Planting	Yes	100	
6	Street Lighting	Yes	100	
7	Community Buildings	No	-	
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	Rain water harvesting
11	Energy Management	No	-	
12	Fire protection and fire safety requirements	Yes	100	
13	Electrical meter room, sub - station, receiving station	No	-	
14	Others (Add more option)			



STUDIO 30 ARCHITECTS & PLANNERS

Registered Office : Unit 005 North Block Raheja Chambers, 12 Museum Road, Bengaluru 560 001

Tel. : 91-80 -25597676

E-mail : rana.studio30@gmail.com, vivek.studio30@gmail.com Website : www.studio30.in

Managing Partner : Rana Ram, B.Arch., (CCA)

Partner : Vivek Uthaiah, B.Arch., (BU)

Our Ref. :

Your Ref. :

Date :

Table C

Any other facility/ amenity which has been proposed in Agreement of Sale

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1	Club House with amenities such as Gymnasium, Indoor Multipurpose Hall, Spa (or heath club) with provision for massage, sauna, steam and changing areas/ facilities	100	
2	Indoor games room with - Billiards, Table Tennis, Cards Table, Carrom, Chess	100	
3	Outdoor tennis court	99	
4	Indoor badminton court	100	
5	Outdoor practice court for Basketball	99	
6	Outdoor Cricket practice net	100	
7	Kid's Play area with child friendly equipment	100	
8	Large size outdoor swimming pool combined with toddler's pool and pool deck	100	

Signature & Name (in Block letter) of Architect



C. B. VIVEK UTHAIAH

Reg. No. with COA : CA/96/20717

Unit 010, Ground Floor

South Block, Raheja Chambers,

12 - Museum Road, Bangalore 560 001

Email id : vivek@studio30.in

Place: Bengaluru

Date: 04.07.2023

