



mindspace

architect+engineers+interior designers

Partners
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Swetha.A

**[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: 12.05.2022

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 Completion of Registered Project Construction of K, L & M Wing(s) of Phase 1 of the Project Provisional of Residential Accommodation for ROHAN UPAVAN situated on BBMP Khata No 43, Sy No 49/2, 48/4A, 48/4B, 48/3, 48/6, 4/1 & 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.

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/Addl.Dir/JD NORTH /LP/0046/2016-17.



We at M/s Mindspace 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, Survey No 49/2, 48/4A ,48/4B,48/3,48/6,4/1 & 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:-

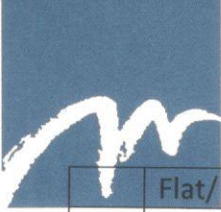
- (i) M/s ONE LANDSCAPE DESIGN Pvt Ltd as L.S. / Architect;
- (ii) M/s INNOTECH ENGINEERING CONSULT pvt ltd as Structural Consultant
- (iii) M/s SYS N CONSULTANTS as MEP Consultant
- (iv) Mr Pavan Kumar as Project Manager

Based on the Site Inspection by Me dated 11/05/2022, 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. BBMP/Addl.Dir/JD NORTH /LP/0046/2016-17. date : 24-12-2021 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/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 below.

Table A

Rohan Upavan Phase 1

Sl. No	Task/ Activity	Percentage of Work done (Approx.)		
		WING K	WING L	WING M
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	100
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the	100	100	100



	Flat/ Premises			
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	100	100	100
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100	100	100
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	100	100	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	100	100

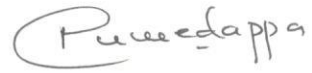
Table-B

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

Sl.No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done			Details
			WING K	WING L	WING M	
1	Internal Roads & Footpaths	Y	100	100	100	
2	Water Supply	Y	100	100	100	
3	Sewerage (Chamber, lines, Septic Tank STP)	Y	100	100	100	
4	Storm Water Drains	Y	100	100	100	
5	Landscaping & Tree Planting	Y	100	100	100	
6	Street Lighting	Y	100	100	100	
7	Community Buildings	N				
8	Treatment and Disposal of sewage and sullage water	Y	100	100	100	
9	Solid Waste management & Disposal	Y	100	100	100	
10	Water conservation, Rain water harvesting	Y	100	100	100	
11	Energy Management	Y	100	100	100	
12	Fire protection and fire safety requirements	Y	100	100	100	
13	Electrical meter room, sub – station, receiving station	Y	100	100	100	
14	Others (Add more option)					



Yours Faithfully,

 P.N. MEDAPPA

Signature & Name (in Block letter) of Architect

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

Address: No.3,KALPANACHAWLROAD,
BOOPASANDRA, BANGALORE-9

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m

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Place: Bangalore

Date: 12/05/2022