

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]**

**FORM - 5
ARCHITECT'S CERTIFICATE**

Date: 29-08-2022

KRERA Registration Number : PRM/KA/RERA/1251/310/PR/191116/003011

Project Name : Sipani Pennantia

Promoter Name : M/s Sipani Properties Pvt.Ltd , Bangalore

To

The Sipani Properties pvt ltd,
No.439, 18th Main, 6th Block, Koramangala,
Bangalore -560095

Subject: Certificate of Development Progress of Sipani PENNANTIA for Construction of Apartment & Amenities building(s) of the Sipani PENNANTIA situated on the Plot bearing Survey no . 54/1,2,3,&4 of GOTTIGERE village uttarahalli hobli Bangalore south taluk-560083 admeasuring 6218 sq.mts , area being developed by Sipani Properties Pvt Ltd, demarcated by its boundaries

	LOGITUDE	LATITUDE
NE	1423971	782031,
NW	1423986	781973
SE	1423888	782044
SW	1423884	781963

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 BBMP vide L.P.No 0027. Dated 14-8-2019 consisting of one tower and over all 100 units. Later on modified plan in respect of the above project has been sanctioned by the planning authority namely BBMP vide L.P. No. 1736 dated 16-5-2022, with 108 units.

I have verified both sanctioned drawings. 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 dated 16-5-2022. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We **Vernekar Associates Pvt. Ltd.**, Bangalore have undertaken assignment of Percentage of Completion of the Construction Work of the Building, situated on the plot bearing Survey no . 54/1,2,3,&4 of GOTTIGERE village Uttarahalli hobli Bangalore south taluk-560083 admeasuring 6218 sq.mts , area being developed by **Sipani Properties Pvt. Ltd.**

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

- (i) M/s VERNEKAR ASSOCIATES PVT LTD, as L.S. / Architect;
- (ii) M/s / GROUP VENTECH, as Structural Consultant
- (iii) M/s / SAMPATH KUMAR ASSOCIATES PVT LTD, as PHE & FIRE Consultant
- (iv) M/s HARS MEP CONSULTING PVT LTD, as Electrical Consultant
- (v) Sipani Properties Engineer as Site Supervisor

Based on the Site Inspection dated **25-08-2022**, 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/1251/310/PR/191116/003011 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 A & B.

Table A

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

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	One Number of Basement(s) and plinth	100%
3	Stilt Floor	100%
4	16 Number of Slabs of Super Structure	50%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	30%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	20%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	50%

8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	Not yet started
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.	Not yet started

Table-B

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

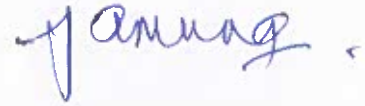
Sl. No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	yes	5%	Front Gate
2	Water Supply	yes	20%	Borewell
3	Sewerage (Chamber, lines, Septic Tank STP)	yes	Not yet started	
4	Storm Water Drains	yes	5%	
5	Landscaping & Tree Planting	yes	5%	
6	Street Lighting	yes	Not yet started	
7	Community Buildings	yes	Not yet started	
8	Treatment and Disposal of sewage and sullage water	yes	Not yet started	
9	Solid Waste management & Disposal	yes	Not yet started	
10	Water conservation, Rain water harvesting	yes	Not yet started	
11	Energy Management	yes	Not yet started	
12	Fire protection and fire safety requirements	yes	40%	Staircase area completed till 6 th floor
13	Electrical meter room, sub – station, receiving station	yes	Not yet started	NA
14	Others amenities of Gym etc (Add more option)	yes	Not yet started	NA

Table C

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

Sl. No	Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Club House	YES	Not yet started	
2	Swimming pool	YES	Not yet started	
3	Compound wall	YES	60%	

Yours Faithfully,



JAMUNA CHALAM

Signature & Name (in Block letter) of Architect
License No.: **BCC/BL-3.6/A-2882/2018-19**

CA/92/15143

Address: #8, 1st 'A' Main, Stag Extension, S.T.Bed,
Koramangala IV Block, Bengaluru - 560095.

Contact No.: 080 40609800

Email id: info@vernekar.in

Website link: www.vernekar.in

Place: Bengaluru

Date: 29-08-2022