



SAI RAM ENGINEERS

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P. LINGAIAH

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

**FORM - 5 - FOR COMPLETED PROJECT (For Residential/ Group Housing)
(To be submitted at the time of Quarterly Update of the Project)**

Date: 24.05.2023

RERA No: PRM/KA/RERA/1251/446/PR/190226/002455
Project Name: RSUN PALAZZO
Promoter Name: LANIBAN VENTURES

To

The LANIBAN VENTURES
No.5-1, 1st Cross, Kundalahalli Gate,
Gayathri Nilaya, Green Garden Layout,
Munnekolala, Bengaluru Urban, Karnataka -560037.

Subject: Certificate of Completion of Registered Project Construction Work of 1 No. of Building(s) of the Project [KREERA PRM/KA/RERA/1251/446/PR/190226/002455 situated on the BBMP Katha No.94/64/94, 95/64/95, 96/64/96 and 663/667/24/1, comprised in converted Sy.Nos.64 and 24/1, (Converted vide Official Memorandum bearing No.B.DIS.ALN.SR(F)291/2004-05, dated 11/03/2005 and B.DIS.ALN(E)VBSR248/ 2004-05, dated 21/10/2004, issued by the Special Deputy Commissioner, Bangalore District) demarcated by its boundaries (latitude and longitude of the end points) 12.961292, 77.723804 to the North 12.960798, 77.724190 to the South 12.961309, 77.724105 to the East 12.960763, 77.723963 to the West of Division of situated at Kundalahalli Village and Thubarahalli Village (as mentioned earlier), K.R.Puram Hobli, earlier Bangalore South Taluk, now Bangalore East Taluk and Tubarahalli Village, Varthur Hobli, earlier Bangalore South Taluk, now Bangalore East Taluk admeasuring 1590.33 sq.mts, area being developed by LANIBAN VENTURES.

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 Authority with Sanctioned Drawing No LP No.ADTP/MDP/238/2016-17.

We SAI RAM ENGINEERS have undertaken assignment as Architect /Licensed Surveyor of certifying estimated Cost of Construction Work of 1 Wing(s) situated on the plot bearing K BBMP Katha No.94/64/94, 95/64/95, 96/64/96 and 663/667/24/1, comprised in converted Sy.Nos.64 and 24/1, (Converted vide Official Memorandum bearing No.B.DIS.ALN.SR(F)291/2004-05, dated 11/03/2005 and B.DIS.ALN(E)VBSR248/ 2004-05, dated 21/10/2004 Kundalahalli Village and Thubarahalli Village (as mentioned earlier), K.R.Puram Hobli, earlier Bangalore South Taluk admeasuring 1590.33 sq.mts area being developed by Laniban Ventures.

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

- (i) M/s/Shri/Smt SAI RAM ENGINEERS as L.S. / Architect;
- (ii) M/s /Shri / Smt SAI RAM ENGINEERS as Structural Consultant
- (iii) M/s /Shri / Smt SRI NIVASA RAO.G as MEP Consultant
- (iv) M/s /Shri / Smt R. BHAVADEESH as Site Engineer

Based on the Site Inspection dated 24-05-2023 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/190226/002455** 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

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

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	1 Number of Basement(s) and plinth	100%
3	Stilt Floor	100%
4	1 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-B

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

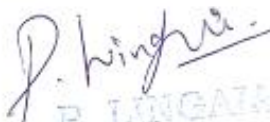
Sl. No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	YES	100%	WORK DONE
2	Water Supply	YES	100%	WORK DONE
3	Sewerage (Chamber, lines, Septic Tank STP)	YES	100%	WORK DONE
4	Storm Water Drains	YES	100%	WORK DONE
5	Landscaping & Tree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

Table C

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

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1	Gym	100%	WORK DONE
2	Multipurpose Hall	100%	WORK DONE
5	Children's Play Area	100%	WORK DONE

Yours Faithfully,
Signature & Name of Architect


P. LINGARAJ
REGISTERED ENGINEER
LC No. BCC/BL-36, E-4151/2016-17

License No.: BCC/BL -36,E-4151/2016-17

Address: Bangalore

Contact No.: 9535599407

Email id: plingaraju1972@gmail.com

Place: Bangalore

Date:24-05.2023.

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