

**[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: _____

RERA No. : _____

Project Name : _____

Promoter Name: _____

To

The _____ (Name & Address of Promoter),

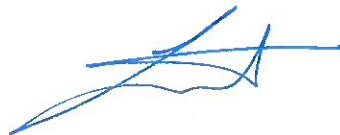
Subject: Certificate of Percentage of Completion of Construction Work of _____ No. of Building(s)/_____ Wing(s) of the _____ Phase of the Project [KRERA Registration Number] situated on the Plot bearing C.N. No./CTS No./Survey no./ Final Plot no _____ demarcated by its boundaries (latitude and longitude of the end points) _____to the North____to the South _____to the East _____to the West of Division _____ Village _____ Taluka _____ District _____ PIN _____ admeasuring _____sq.mts., area being developed by [Promoter's Name]

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 _____ vide L.P.No. _____ consisting of _____ towers and over all _____ units.

Later on modified plan in respect of the above project has been sanctioned by the planning authority namely _____ vide L.P. No. _____ dated _____.



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 No. _____

I/ We _____ have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s)/ _____ Wing(s) of the _____ Phase of the Project, situated on the plot bearing C.N. No/CTS No. /Survey no./ Final Plot no _____ of Division _____ Village _____ Taluka _____ District _____ PIN _____ admeasuring _____ sq.mts.,area being developed by [Promoter's Name]

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

- (i) M/s/Shri/Smt _____ as L.S. / Architect;
(ii) M/s /Shri / Smt _____ as Structural Consultant
(iii) M/s /Shri / Smt _____ as MEP Consultant
(iv) M/s /Shri / Smt _____ as Site Supervisor

Based on the Site Inspection dated _____, 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 _____ 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 _____ (to be prepared separately for each Building /Wing of the Project)

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

	Staircases and Lifts, Overhead and Underground Water Tanks.	
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	
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.	

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			
2	Water Supply			
3	Sewerage (Chamber, lines, Septic Tank STP)			
4	Storm Water Drains			
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Buildings			
8	Treatment and Disposal of sewage and sullage water			
9	Solid Waste management & Disposal			
10	Water conservation, Rain water harvesting			
11	Energy Management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub - station, receiving station			
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			
2			
3			

4			
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Yours Faithfully,
Signature & Name (in Block letter) of Architect
License No.:
Address:
Contact No.:
Email id:
Website link:

Place:

Date:

***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.
