

VISHWARADHYA R E
ARCHITECT

[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: 14.03.2024

RERA No. : PRM/KA/RERA/1251/446/PR/181210/002198
Project Name : ADARSH PINECOURT
Promoter Name : M/s VARIN INFRA PROJECTS PVT LTD

To
The M/s VARIN INFRA PROJECTS PVT LTD
#2/4 Langford Gardens, Richmond Town,
Bangalore 560025

Subject: Certificate of Estimated Cost for Development of ADARSH PINECOURT PRM/KA/RERA/1251/446/PR/181210/002198 situated on the Plot bearing, SY No. 91 demarcated by its boundaries (latitude and longitude of the end points) 13° 4' 48"N 77° 39' 36" E to the North 13° 4' 48"N 77° 39' 36" E to the South 13° 4' 48"N 77° 39' 36" E to the East 13° 4' 48"N 77° 39' 36" E to the West of Division Chikkagubbi Village Bangalore East Taluka Bangalore Urban District PIN 562149 admeasuring 16693 sq.mts., area being developed by M/s VARIN INFRA PROJECTS PVT LTD

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.

To merge project Reg.no PRM/KA/RERA/1251/446/PR/191025/002975(Land owner)consisting of 59 units with this project, Reg no PRM/KA/RERA/1251/446/PR/181210/002198(consisting of 142 units) as per direction of RERA-K issued in the hearing dated 06.03.2024.The project has been sanctioned by the planning authority namely BDA vide No BDA/EM/AE/AA-2/TA-3/N/05/2018-19 Dated: 07.05.2018.

I have verified . I am clearly aware that plan has been sanctioned and the work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No BDA/EM/AE/AA-2/TA-3/N/05/2018-19 Dated:07.05.2018. There are no subsequent modifications to this plan.

I VISHWARADHYA R E have undertaken assignment as Architect certifying estimated Cost of Construction Work of **ADARSH PINECOURT**, situated on the Plot bearing, SY No. 91 demarcated by its boundaries (latitude and longitude of the end points) 13° 4' 48"N 77° 39' 36" E to the North 13° 4' 48"N 77° 39' 36" E to the South 13° 4' 48"N 77° 39' 36" E to the East 13° 4' 48"N 77° 39' 36" E to the West of Division Chikkagubbi Village Bangalore East Taluka Bangalore Urban District PIN 562149 admeasuring 16693 sq.mts., area being developed by M/s VARIN INFRA PROJECTS PVT LTD

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

- (i) M/s Adarsh Design Studio as L.S. / Architect;
- (ii) M/s Adarsh Design Studio as Structural Consultant
- (iii) M/s Procon Tech Consultants Private Limited as MEP Consultant
- (iv) Mr. Suraj Udapi as Site Supervisor

Based on the Site Inspection dated 07.03.2024 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/181210/002198 under RERA K 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

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100 %
2	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	1%
3	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	48%
4	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	3.33%(External plumbing)
5	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.	0%

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	0%	
2	Water Supply	YES	0%	
3	Sewerage (Chamber, lines, Septic Tank STP)	YES	0%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree Planting	YES	0%	
6	Street Lighting	YES	0%	
7	Community Buildings	YES	0%	
8	Treatment and Disposal of sewage and sullage water	YES	0%	
9	Solid Waste management & Disposal	YES	0%	
10	Water conservation, Rain water harvesting	YES	0%	
11	Energy Management	NO	NA	
12	Fire protection and fire safety requirements	NO	NA	

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13	Electrical meter room, sub - station, receiving station	YES	0%	
14	Others (Add more option)		0%	

Table C

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

Sl. No	Facilities/ Amenities	Percentage work done	of Details
1	NA	NA	NA

Vishwaradhy R E



Signature & Name (in Block letter) of Architect

License No.: BCC/BL-3.6/A:2957/2019-20

Address: No2/4 Langford Gardens,
Richmond Town,
Bangalore-560025.

Contact No.: 8861486838

Emailid: vishwaradhy.re@adarshdevelopers.com

Date: 14.03.2024