

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

**FORM-6**

**ENGINEER'S CERTIFICATE**

**(To be submitted at the time of Quarterly Update of the Project)**

Date: 23.11.2023

RERA No. : PRM/KA/RERA/1251/308/PR/030623/005970

Project Name : ELEMENTS, Sy no 141/1, HUSKUR VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, BENGALURU URBAN.

Promoter Name: PIONIER PPROJECT

To

The PIONIER PPROJECT

No 48, I Star Building, 2<sup>nd</sup> Floor

100 Feet Road, 4<sup>th</sup> Block Koramangala, Bengaluru Urban, karnataka - 560034

**Subject:** Certificate of Cost Incurred for Development of ELEMENTS for Construction of 53 no Residential Plots Situated on the plot bearing Survey No 141/1 demarcated by its boundaries (latitude and longitude of the end points) 12.861110 to the North 77.701826 to the South 12.8615256110 to the East 77.701832525 to the West of Division HUSKUR VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, BENGALURU URBAN admeasuring 12722 Sq.mts. area being developed by PIONIER PPROJECT.

Sir,

This Certificate is issued in accordance with the provisions of the Section 4(2) (I) (D), Real Estate (Regulation and Development) Act, 2016 read with Rule 4(5) & 5 of 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. BDA/TPM/PRL-33/2022-23/ 754/23-24. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We PIONIER PPROJECT have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under RERA, being 53 Residential Plots situated on the plot bearing Survey No 141/1 demarcated by its boundaries (latitude and longitude of the end points) 12.861110 to the North 77.701826 to the South 12.8615256110 to

the East 77.701832525 to the West of Division HUSKUR VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, BENGALURU URBAN admeasuring 12722 Sq.mts. area being developed by PIONIER PPROJECT.

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

(i) M/s/Shri/Smt MAHBOOB BASHA as L.S. / Architect & Engineer

2. We have estimated the cost of the Completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by MAHBOOB BASHA quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the Plots(s) of the aforesaid project under reference as Rs. 2,32,24,981 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the plots from the **BDA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 0 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance Cost of Completion of the Civil, MEP and allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from BDA (planning Authority) is estimated at Rs 2,32,24,981 ( Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

**Table –A**

Plots called ELEMENTS (to be prepared separately for each Building of the Real Estate Project)

| Sl. No | Particulars                                                                                               | Amount |
|--------|-----------------------------------------------------------------------------------------------------------|--------|
| 1      | Total Estimated cost of the plotted development as on 8.11.2023<br>Registration is                        | NA     |
| 2      | Cost incurred as on 8.11.2023 ( based on the Estimated cost)                                              | NA     |
| 3      | Work done in percentage (as Percentage of the estimated cost)                                             | NA     |
| 4      | Balance Cost to be incurred ( Based on the Estimated Cost)                                                | NA     |
| 5      | Cost Incurred on Additional / Extra Items as on ..... not included in<br>the Estimated Cost ( Annexure A) | NA     |

**Table – B**

(To be prepared for the entire registered phase of the Real Estate Project)

| Sl. No | Particulars                                                                                                                                                           | Amount          |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1      | Total Estimated Cost of the internal and External<br>development works including amenities and<br>facilities in the layout as on 8.11.2023 Date of<br>Registration is | Rs. 2,32,24,981 |
| 2      | Cost incurred as on 14.09.2023 (Based on the<br>estimated cost).                                                                                                      | Rs. 0           |
| 3      | Work done in Percentage (as percentage of the<br>estimated cost).                                                                                                     | 00              |
| 4      | Balance Cost to be Incurred ( Based on estimated<br>cost)                                                                                                             | Rs. 2,32,24,981 |
| 5      | Cost Incurred on Additional/ Extra items as on .....<br>not included in the Estimated Cost (Annexure A)                                                               | 00              |

  
**MEHBOOB BASHA**  
Reg No. B.C.C/BL - 3 - 6 / E - 3150 / 07 - 08  
F1, 6, SR Nilayam,  
Chennakesava Layout, Kacharakanahalli,  
Bangalore - 560 084.

Yours faithfully

MAHBOOB BASHA

License No.: E-3150/2007-08

Date: 23.11.2023

Place: BENGALURU

**\*Note:**

1. The same Engineer is responsible for the completion of Project, in case of Change in the Structural Engineer approval need to be taken from the Authority.
2. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
3. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
4. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
5. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
6. All components of work with specifications are indicative and not exhaustive.

**Annexure A**

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)