

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM - 5
ARCHITECT'S CERTIFICATE – Project Registration

Date: 14-05-2025

Project Name : PRAMUK MM MAGNUS
Promoter Name: PRAMUK INFRACON LLP

To,
M/S. Pramuk Infracon LLP,
425, 12th Cross, Sadashivanagar,
Bangalore-560080

Subject: Certificate of Percentage of Completion of Construction Work of **Pramuk MM Magnus** for construction of Apartment Building of the I Phase situated on the Plot No. 45, PID No.59-82-45, M M Industrial Road, demarcated by its boundaries 12 55 50.53N to the North 77 34 27.06E to the South 12 55 50.53N to the East 77 34 27.06E to the West of Division Plot No. 45, PID No.59-82-45, M M Industrial Road, Yediyur, Bangalore South, Bangalore-560070 land admeasuring 6496.82 sq.mts., area being developed by Pramuk Infracon LLP.

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. BBMP/CC/15065/24-25, LP No.BBMP/Addl.Dir/JDSOUTH/0028/24-25

I, Medappa have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the **Serene Homes** Project, situated on the plot

Medappa



bearing Plot No. 45, PID No.59-82-45, M M Industrial Road, Yediyur, Bangalore South, Bangalore-560070 land admeasuring 6496.82 sq.mts., area being developed by Pramuk Infracon LLP.

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

- (i) M/s. MIND SPACE, Mr. Medappa as L.S. / Architect;
- (ii) M/s. ANAGHA PRUDENT CONSULTANTS LLP, Mr. V G Palaksha as Structural Consultant
- (iii) M/s.ESVE DESIGN SOLUTIONS PVT LTD. Mr. S S Basanth as MEP Consultant
- (iv) Mr. Y D Shivakumar as Site Supervisor

Based on the Site Inspection dated 13.05.2025, 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 – Work carried out in the entire project

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation/Ground Levelling	56%
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	-

Mr. Medappa



	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.	
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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
1	Internal Roads & Footpaths	Yes	2%
2	Water Supply	Yes	-
3	Sewerage (Chamber lines)	Yes	-
4	Storm Water Drains	No	-
5	Landscaping & Tree Planting	No	-
6	Street Lighting	Yes	-
7	Community Buildings	No	-
8	Treatment and Disposal of sewage and sullage water	No	-
9	Solid Waste management & Disposal	Yes	-
10	Water conservation, Rain water harvesting	Yes	-
11	Energy Management	No	-
12	Fire protection and fire safety requirements	Yes	-
13	Electrical meter room, sub – station, receiving station	Yes	-
	Others (Add more option)		

Table C

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

Sl No	Amenities Details	Applicability Yes / No	% of Completion
1	Power Backup (Mandatory)	Yes	-
2	Smart Home Automation	No	-
3	CCTV Surveillance	Yes	-
4	Club House	No	-
5	Community Hall	Yes	-
6	Outdoor Sports facility	No	-
7	Indoor Sports facility	No	-
8	Swimming Pool	Yes	-
9	Gym	Yes	-
10	Parks	Yes	-

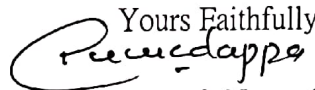
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11	Electricity	Yes	-
12	Gas	No	-
13	Water Sanitation	Yes	-
14	Air Conditioning And incarnation	No	-
	Add More		

The Total Percentage of work completed as on 15/05/2025 stands at 7%



Yours Faithfully,
 P.N. MEDAPPA

Signature & Name (in Block letter) of Architect

License No.: BCL/BL-3:6/A-2887/2018-19

Address: MINDSPACE, NO3, KALPANA CHAWLA RD,

Contact No.: 23515502 RMV 2ND STAGE, BLR.

Email id: medappa@mindspacearchitects.com

Website link:

BANGALORE
Place: 14.05.2025
Date:

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