

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

FORM-6

ENGINEER'S CERTIFICATE – Project Registration

Date: 12-5-25

RERA No. : _____
Project Name : PRAMUK MM MAGNUS
Promoter Name : PRAMUK INFRACON LLP

To,
M/S. Pramuk Infracon LLP, 425, 12th Cross, Sadashivanagar, Bangalore-560080, (Name & Address of Promoter),

Subject: Certificate of Cost Incurred for Development of Pramuk MM Magnus [Project Name] for Construction of Apartment building(s) of the I Phase situated on the Plot bearing C.N. No/CTS No./Survey no./Final Plot No. 45, PID No.59-82-45, M M Industrial Road, Yediyur, Bangalore South, Bangalore-560070, demarcated by its boundaries (latitude and longitude of the end points)

12 55 50.53N 77 34 27.06E to the North 12 55 49.27N 77 34 27.06E to the South 12 55 50.56N 77 34 30.71E to the East 12 55 49 44N 77 34 30.50E to the West of Division Yeddiyur, Village, Bangalore South Taluk, Bangalore, District Bangalore, PIN 560070, land admeasuring 6496.82 sq.mts. area being developed by Pramuk Infracon LLP [Promoter].

Sir,

This Certificate is issued in accordance with the provisions of the Section 4(2) (l) (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. Licence No.BBMP/CC/15065/24-25, LP No.BBMP/Addl.Dir/JDSOUTH/0028/24-25, Project No.PRJ/6684/24-25. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We, Mr. Medappa, have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being Apartment Building(s) of the I Phase Phase situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no No. 45, PID

No.59-82-45, M M Industrial Road, Yediyur, Bangalore South, Bangalore-560070, of Division Yediyur Village, Bangalore South Taluk Bangalore, District Bangalore, PIN 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) M/s. MIND SPACE, Medappa as Quantity Surveyor *

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 Mr. Medappa, 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 building(s) of the aforesaid project under reference as Rs. 136,18,71,171/- (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 building(s) from the Bruhat Bangalore Mahanagara Palike, Bangalore being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,48,00,000/- (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 Bruhat Bangalore Mahanagara Palike, Bangalore, (planning Authority) is estimated at Rs.133,70,71,171/- (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 :

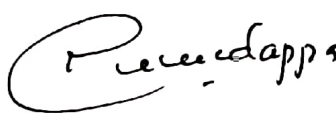
 

Table A

Building bearing Khatha No.45, PID No.59-82-45

Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on..... date of Registration is	Rs.136,18,71,171/-
2	Cost incurred as on 10 MAY 2025 (based on the Estimated cost)	Rs.2,48,00,000/-
3	Work done in percentage (as Percentage of the estimated cost)	1.82%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.133,70,71,171/-
5	Cost Incurred on Additional/Extra Items as on 10 MAY 2025 not included in the Estimated Cost (Annexure A)	Rs 0/-

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 development works including amenities and facilities in the layout as on Date of Registration is	NIL
2	Cost incurred as on 10 MAY 2025 (Based on the estimated cost).	NIL
3	Work done in Percentage (as percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on estimated cost)	NIL
5	Cost Incurred on Additional/Extra items as on 10 MAY 2025 not included in the Estimated Cost (Annexure A)	NIL

P. S. Redappa
Yours faithfully





P: N. MEDAPPA *P. N. Medappa*

Name and Signature of the Engineer

License No.: B.C.C./B.L.: 3.6/A-2887/2018.

Address: MINDSPACE, NO.3, KALPANA CHAWLA ROAD, RMV 2ND STAGE, BANGALORE

Contact No.: 9880550586

Email id: *medappa@mindspacearchitects.com*

Website link:

Date: 12-5-25

Place: Bengaluru

***Note:**

1. The same Engineer/Architect 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)