



KARNATAKA REAL ESTATE REGULATORY AUTHORITY
Real Estate (Regulation & Development) Rules, 2017)
ENGINEER'S CERTIFICATE
FORM NO 6 - FOR COMPLETED PROJECT
(for Residential/Group Housing)

(To be uploaded by the promoter on his web page on the RERA portal)

RERA/136/0722

Date: 27-07-2022

RERA No. : PRM/KA/RERA/1251/309/PR/171015/000454

Project Name : FAIA of Kessaku

Promoter Name: Palladium Constructions Private Limited

To

Palladium Constructions Private Limited,
No.1, Dr. Rajkumar Road, Opp. Sheraton Hotel,
Rajaji Nagar, Bengaluru – 560010.

Subject: Certificate of Completion of Registered project Construction of **FAIA** of **Kessaku** on the Plot bearing No.1.

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 Planning Authority with Sanctioned Drawing No. **LP No.20/12-13** I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We **R K Makhija & Co** have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being **PRM/KA/RERA/1251/309/PR/171015/000454** Building(s)/ **FAIA** Wing(s) of the **Kessaku** Phase situated on the plot bearing C.N. No/CTS No. /Survey no. / Final Plot No.1 of Dr. Rajkumar Road, Rajajinagar, Bangalore of PIN 560010 admeasuring **67,488.073 sq. mts.** area being developed by **Palladium Constructions Private Limited**.

Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s/Shri/Smt. **C.B. Vivek Uthaiah** as L.S. / Architect;
- (ii) M/s /Shri/ Smt. **Prasad Consultants** as Structural Consultant
- (iii) M/s /Shri/ Sm.t **RSP Design Consultants (India) Pvt Ltd** as MEP Consultant
- (iv) M/s /Shri/ Smt. **Anil Balu Bhosle** 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 **Anil Balu Bhosle** 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.101,79,16,235/-** (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 Bengaluru Mahanagar Palike** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The total up to date Cost Incurred is calculated at **Rs. 77,65,60,529/-** (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 above project is completed in all respect as per the specification including external developments and civic amenities works as published in the brochure and also this certificate for completion is issued based on the site inspection by Me/We dated: and the Occupancy Certificate issued by the Planning Authority vide Letter No. **JDTP (S)/ADTP/OC/27/21-22** dated: **14-01-2022** and the other Necessary Certificate issued by the Statutory Government Bodies.
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 following table detailed below:

Table -A

Building bearing Number **FAIA of Kessaluru** (to be prepared separately for each Building of the Real Estate Project)

SI. No	Particulars	Amount
1	Total Estimated cost of the building as per the date of Registration is	Rs. 101,79,16,235/-
2	Cost incurred up to completion of all works dated 31-12-2021	Rs. 77,65,60,529/-
3	Work done in percentage (as Percentage of the estimated cost)	76.29 % [but project is 100% completed]
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs. NIL [as project is completed, however budget was kept on higher side]
5	Cost Incurred on Additional / Extra Items as on 31-12-2021 not included in the Estimated Cost (Annexure A)	Rs. NIL

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 30-07-2017 Date of Registration is	Rs. 1.46 Cr - Already included in the Sl. 1 of Table A
2	Cost incurred up to completion of all works (Based on the estimated cost).	NA - Already included in the S.No.2 of Table-A
3	Work done in Percentage (as percentage of the estimated cost).	NA - Already included in the S.No.3 of Table-A
4	Balance Cost to be Incurred (Based on estimated cost)	Rs. 1.46 Cr - Already included in the Sl. 4 of Table A
5	Cost Incurred on Additional/ Extra items as on 31-12-2021 not included in the Estimated Cost (Annexure A)	Not Applicable

Yours faithfully,

Signature

Name of Engineer

Registration Number
Phone No


R K Makhija
739 Krishna Temple road, 1ST Stage, Indiranagar,
Bangalore 560038
M 18381 of 10-06-1974
9845019567

*Note:

1. The Engineer certificate is issued based on inspection date:
2. The work is to completed as the entire Real Estate Project as per drawings approved and Occupation Certificate, Other Necessary Certificates are obtained as stipulated in the completion format.
3. The financial expenditure incurred is inclusive of cost all Labour, material, equipment and machinery required for the entire project completion

R K MAKHIJA
CHARTERED ENGINEER
739, Sri Krishna Temple Road,
1st Stage, Indiranagar,
Bangaluru - 560 038

INSTITUTION OF ENGINEERS
(INDIA), CALCUTTA
M-18381 of 10.06.1974