

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
ARCHITECT'S CERTIFICATE
**FORM NO 5 - FOR COMPLETED PROJECT (For Residential/Group
Housing)**

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

RERA No. : PRM/KA/RERA/1251/308/PR/171026/000266.
Project Name : PIONEER KINGSTOWN.
Promoter Name : PIONEER DEVELOPERS.

Date: 07.03.2023

To
The Pioneer developers,
No: 240, 2nd floor,
32nd Cross, Jayanagar 7th Block,
Bangalore, Karnataka-560082.

Subject: Certificate of Completion of Registered Project Construction of PIONEER KINGSTOWN on the Plot bearing no Final Plot no 201/2 of Division Kudlu Village, Sarjapur Hobli, ANEKAL Taluka, Bangalore Urban, PIN-560081.

Sir,

This Certificate is issued in accordance with the provisions of the Real Estate (Regulations and Development) Act, 2016 read with the Karnataka Real Estate (Regulations 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. BBMP/Addl.Dir/JD South/LP0140/16-17

I/ We M/S Secant Architects llp have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s)/ 1 Wing(s) of the 1 Phase of the Project, situated on the plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 201/2 of Division Kudlu Village, Sarjapur Hobli, ANEKAL Taluka, Bangalore Urban, PIN-560081, admeasuring **4046.82** sq.mts, area being developed by **Pioneer Developers**.



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

- (i) M/s/Shri/Smt. Rani chetana girirajan as L.S. / Architect;
(ii) M/s /Shri / Smt . Ramakrishna.Patnala as Structural Consultant
(iii) M/s/Shri / Smt. M.R Sudindra as MEP Consultant
(iv) M/s/Shri / Smt. Chandulal Yadav as Site Engineer.

Based on the Site Inspection dated 03.10.2022, 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/1251/308/PR/171026/000266 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

Building /Wing Number (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	100%
2	1 Number of Basement(s) and plinth	100%
3	Stilt Floor	100%
4	11 Number of Slabs of Super Structure	100%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	100%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	100%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	100%
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 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.	100%

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	NO		
2	Water Supply	YES	85%	
3	Sewerage (Chamber, lines, Septic Tank STP)	YES	100%	
4	Storm Water Drains	YES	100%	
5	Landscaping & Tree Planting	YES	100%	



6	Street Lighting	YES	100%	
7	Community Buildings	YES(ONLY CLUB HOUSE)	100%	
8	Treatment and Disposal of sewage and sullage water	YES	100%	
9	Solid Waste management & Disposal	YES	100%	
10	Water conservation, Rain water harvesting	YES	100%	
11	Energy Management	YES	100%	
12	Fire protection and fire safety requirements	YES	100%	
13	Electrical meter room, sub - station, receiving station	YES	100%	
14	Others (Add more option)			

Table C

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

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1	Children's Play Area	100%	
2	Half Basket ball court	100%	
3	Skating Rink	100%	
4	GYM/Indoor Play Area	100%	

Place: Yours Faithfully,
For SECANT ARCHITECTS LLP

[Signature]
Authorised Signatory

Signature & Name (in Block letter) of Architect
RANI CHETANA SHESHAN

License No.: BCC/BL-3.6/A-0056/22-23

Address: #535, 3main, Rajajinagar,
Bangalore – 560010.

Contact No.: 9845812688

Email id: rehman@secant.in

Website link: secant.in

Place: Bangalore

Date: 07.03.2023

