

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY

(Real Estate (Regulation & Development) Rules, 2017)]

FORM-6

ENGINEER'S CERTIFICATE

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

Date:11-12-2023

RERA No. : PRM/KA/RERA/1251/446/PR/120922/005238

Project Name :SBR MINARA

Promoter Name:SBR INFRA BUILDTECH

To,
M/s SBR INFRA BUILDTECH,
Sy. No. 24/5, SBR Horizon, Seegehalli,
Kadugodi Main Road, Seegehalli,
Bengaluru Urban,
Karnataka - 560067.

Subject: Certificate of Cost Incurred for Development of SBR MINARA for Construction of 4(four)Wing(s), demarcated by its boundaries (latitude and longitude of the end points) 13 00 50.34 N 77 45 41.52 E, 13 00 52.54N 77 45 42.23E, 13 00 51.82N 77 45 45.06E, 13 00 53.61N 77 45 45.56E, 13 00 48.69N 77 45 46.46E, 13 00 53.12N 77 45 47.54E situated at Survey No. 121/2, 121/5, 121/6, 121/7 AND 122/1 SEEGEHALLI VILLAGE, BIDARAHALLI HOBLI, BENGALURU EAST, BENGALURU URBAN, Bangalore area measuring 3 Acres 35 Guntas being developed by SBR INFRA BUILDTECH.

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

For the above project previous plan was sanctioned by the Bangalore Development Authority, vide L.P.No. **BDA/NM/AS/AA-1/TAS-4/E/15/2022-23** consisting of 4 towers and over all 447 Units and 1 Commercial Tower.

Later on modified plan in respect of the above project has been sanctioned by the planning authority namely Bangalore Development Authority vide L.P. No. **BDA/NM/AS/AA-1/TAS-4/E/25/2023-24**, DATED : 05/10/2023 consisting of 4 towers and over all 481 Units and 1 Commercial Tower.

Later on modified plan in respect of the above project has been sanctioned by the planning authority namely Bangalore Development Authority vide L.P. No. **BDA/NM/AS/AA-1/TAS-4/E/38/2023-24**, DATED : 05/10/2023 consisting of 4 towers and over all 562 Units and 1 Commercial Tower.


MANJUNATHA MURTHY G.C.

B.E.(Civil), M.I.E, C.E, F.I.V, R.V.
Registered Valuer Under Wealth Tax
& Companies act and Consultant
CAT-1/Vol-1/Reg. No. 01 of 2018-19
BCC/BL-3.2.3/E-1813/98-99

I, the undersigned, Mr. Manjunatha Murthy G.C., have verified both the sanctioned drawing. I am clearly aware that modified plan has been sanctioned and the work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. **BDA/NM/AS/AA-1/TAS-4/E/38/2023-24**. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I, the undersigned, Mr. Manjunatha Murthy G.C., have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being 4 (Four) Wing(s) situated at Survey No. 121/2, 121/5, 121/6, 121/7 AND 122/1 SEE GEHALLI VILLAGE, BIDARAHALLI HOBLI, BENGALURU EAST, BENGALURU URBAN, Bangalore area measuring 3 Acres 35 Guntas being developed by SBR INFRA BUILDTECH.

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

(i) M/s ASLAM ARCHITECTS AND INTERIOR DESIGNERS PVT. LTD., AS Architect;

(ii) M/s QDC INDIA CONSULTING PVT LTD., as Structural Consultant

2. We have estimated the cost of the Completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Buildings) 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 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.221,00,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, ME and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Bangalore Development Authority being the Planning Authority under whose jurisdiction the

aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.32,92,92,378/- as on 30-06-2023 (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, ME and allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at Rs.188,07,07,622/- (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 :



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Table -A

Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on date of Registration is(including Land Cost)	Rs.144,00,00,000/-
2	Cost incurred as on 30/06/2023(based on the Estimated cost)	Rs. 32,92,92,378/-
3	Work done in percentage (as Percentage of the estimated cost)	22.87 %
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs. 111,07,07,622/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	-

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 Rs.221,00,00,000/-development works including amenities and facilities in the layout as on Date of Registration is	221,00,00,000/-
2	Cost incurred as on 30-06-2023 Based on the estimated, cost).	Rs. 32,92,92,378/-
3	Work done in Percentage (as percentage of the estimated cost).	15 %
4	Balance Cost to be Incurred (Based on estimated cost)	Rs.188,07,07,622/-
5	Cost Incurred on Additional/ Extra items as on not included in the Estimated Cost (Annexure A)	-

Yours faithfully

Name and Signature of the Engineer
(Manjunatha Murthy G.C.)

License No : M-1674425 (The Institution of Engineers(India))

Address: No. C-303, Gaana Regent Apartments, Channasandra, Near RNSIT, Dr.Vishnuvardhan Road, Bangalore – 560 098

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