

**[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: 07.07.2022

RERA No. : PRM/KA/RERA/1251/446/PR/171015/000784
Project Name : VASWANI EXQUISITE-PHASE ONE,
Promoter Name : VASWANI WHITEFIELD PROJECTS PVT LTD

To

The VASWANI WHITEFIELD PROJECTS PVT LTD
VASWANI VICTORIA, #30, VICTORIA ROAD,
BENGALURU URBAN, KARNATAKA – 560047

Subject: Certificate of Percentage of Completion of Construction Work of 01 No. of Building(s)/ 04 Wing(s) of the 1st Phase of the Project PRM/KA/RERA/1251/446/PR/171015/000784 situated on the Plot bearing C.N. No./CTS No./Survey no./ Final Plot no BBMP Khatha no 22, Sy no 132/1, 2, 3 & 4(p) demarcated by its boundaries (latitude and longitude of the end points) 77°43'26.30" (Longitude) 12°59'24.35" (Latitude) to the North 77°43'26.73" (Longitude) 12°59'18.63" (Latitude) to the South 77°43'28.37" (Longitude); 12°59'20.75" – Latitude to the East 77°43'23.46" (Longitude) 12°59'19.05" (Latitude) to the West of Division Hoodi Village Bangalore East Taluka Bangalore District Bangalore PIN 560048 admeasuring 18210.70 sq.mts, area being developed by VASWANI WHITEFIELD PROJECTS PVT LTD.

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 BBMP vide LP No 0119/2014-15 consisting of 4 towers and over all 278 units.

Later on modified plan in respect of the above project has been sanctioned by the planning authority namely B B M P vide LP No 119/14-15 dated 09/08/21 consisting of 4 towers and over all 374 units.

I 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. LP No 119/14-15. I am satisfied that the physical

progress of the project in accordance with that of the RERA Registration Application details.

I/ We M/s CBRE South Asia Pvt Ltd have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s)/ 04 Wing(s) of the 1st Phase of the Project, situated on the plot bearing C.N. No/CTS No. /Survey no./ Final Plot no BBMP Khatha no 22 , Sy no 132/1, 2, 3 & 4(p) of Division Hoodi Village Bangalore East Taluka Bangalore District Bangalore PIN_ 560048 admeasuring 18210.70 sq.mts., area being developed by VASWANI WHITEFIELD PROJECTS PVT LTD.

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

- (i) Mr. C.B. Vivek Uthaiah as Architect
- (ii) M/s Super - Structures as Structural Consultant
- (iii) M/s ATREYA CONSULTANTS as MEP Consultant
- (iv) M/s CBRE South Asia Pvt Ltd 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 M/s CBRE South Asia Pvt Ltd 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. 2,62,50,00,000/- (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 BBMP being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 2,62,09,64,885/- (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 BBMP (planning Authority) is estimated at (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

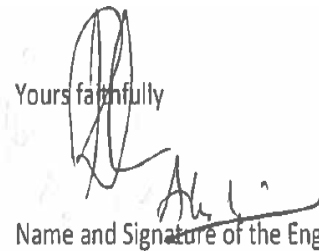
Building bearing Number PRM/KA/RERA/1251/446/PR/171015/000784 or called VASWANI EXQUISITE-PHASE ONE to be prepared separately for each Building of the Real Estate Project)

Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on 15.10.2017 date of Registration is	Rs 2,62,50,00,000/-
2	Cost incurred as on 07-07-2023 (based on the Estimated cost)	Rs 2,62,09,64,885/-
3	Work done in percentage (as Percentage of the estimated cost)	99.85%
4	Balance Cost to be incurred (Based on the Estimated Cost)	NIL
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 development works including amenities and facilities in the layout as on..... Date of Registration is	Included in Table A
2	Cost incurred as on 07-07-2023 (Based on the estimated cost).	Included in Table A
3	Work done in Percentage (as percentage of the estimated cost).	-
4	Balance Cost to be Incurred (Based on estimated cost)	Included in Table A
5	Cost Incurred on Additional/ Extra items as on 07-07-2023 not included in the Estimated Cost (Annexure A)	Nil

Yours faithfully

 Name and Signature of the Engineer

License No.: License No.: 6653001
Address: CBRE South Asia Pvt.Ltd
 Embassy Golf Link Buisness Park
 Sunriver Building 5th floor-Wing A
 Off Intermediate Ring Road
 Bangalore-560071
Contact No.: 8105963800
Email id: Adarsh.Kallesappa@cbre.com
Website link: www.cbre.com

Date: 07.07.2023

Place: Bengaluru

***Note:**

1. The same Engineer 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.