



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

**FORM-6
ENGINEER'S CERTIFICATE
(To be submitted at the time of Modified Plan)**

RERA/59/0522

Date:18-05-2022

To

M/s Assetz Premium Holdings Pvt Ltd,
Assetz House No.30
Crescent Road, Bangalore 560 001

Subject: Certificate of Cost Incurred for Development of Earth & Essence Phase 1A for Construction of Buildings 3, 5, 6 & 7 of Phase 1A (KRERA Registration Number PRM/KA/RERA/1251/309/PR/180621/001907) situated on the Plot bearing Survey no 16/2 demarcated by its boundaries (latitude and longitude of the end points end points) S/E latitude-13°8'58", longitude-77°38'32", to the North, N/E latitude-13°8,51", longitude-77°38'28", to the South, N/W latitude-13° 8'56", longitude 77° 38,30", to the East, S/W latitude-13° 8'51", longitude-77° 38'28", to the West of Division Hosahalli Village, Bangalore North Taluk, Bangalore District - 562 157 and measuring 21696.55 sqm. Area being developed by Assetz Premium Holdings 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 above project Previous Plan was sanctioned by The Bangalore International Airport Area Planning Authority vide LP no BIAAPA/TP02/CC/62/2017-18/62 dated 19-04-2018 consisting of Block 3,5,6,7 Block and overall units 55.

Later on **Modified Plan** in respect of the above has been sanctioned by the planning authority namely The Bangalore International Airport Area Planning Authority Vide LP No below

Building No.	LP no	Dated
Building 3	BIAAPA/TP02/CC/62/2017-18/1457	17-12-2021 (Modified)
Building 5	BIAAPA/TP02/CC/62/2017-18/1380	07-01-2021 (Modified)
Building 7	BIAAPA/TP02/CC/62/2017-18/1457	17-12-2021 (Modified)
Building 6	BIAAPA/TP02/CC/62/2017-18/62	19-04-2018(Unmodified)

consisting of Block 3,5,6,7 Block and overall units 45.

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

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I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. BIAAPA/TP02/CC/62/2017-18/62, BIAAPA/TP02/CC/62/2017-18/1380 and BIAAPA/TP02/CC/62/2017-18/1457.

I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I, R K Makhija, have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being Block 3,5,6 and 7 of the First Phase situated on the plot bearing Survey no. 16/2, Hosahalli Village, Bangalore North Taluk, Bangalore District, 562 157 and measuring 21,696.55 sq.mts. area being developed by Assetz Premium Holdings Pvt Ltd

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

- (i) M/s **Architecture RED** as L.S. / Architect;
- (ii) M/s **PRASAD CONSULTANTS** as Structural Consultant
- (iii) M/s **QDC INDIA CONSULTING (P) LTD** as MEP Consultant
- (iv) M/s **Sri Ganesh Constructions** as Contractor

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 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. **46,58,02,839**. 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 BIAAPA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **37,98,92,050** 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 BIAPPA (planning Authority) is estimated at Rs **8,59,10,789**

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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1st Stage, Indiranagar,
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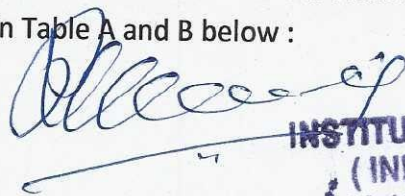

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Table -A

Buildings 3, 5, 6 & 7 of Phase 1A

Sl. No	Particulars	Amount in Rs.
1	Total Estimated cost of the building as on 21.06.18 date of Registration is	Rs.37,02,77,240
2	Cost incurred as on 31.03.2022 (based on the Estimated cost)	Rs.31,33,75,091
3	Work done in percentage (as Percentage of the estimated cost)	84.63%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs. 5,69,02,150
5	Cost Incurred on Additional / Extra Items as on 30.04.2020 not included in the Estimated Cost (Annexure A)	Nil

Table - B

(To be prepared for the entire registered phase of the Real Estate Project)

Sl. No	Particulars	Amount in Rs.
1	Total Estimated Cost of the internal and External development works including amenities and facilities in the layout as on 21.06.18 Date of Registration is	Rs. 9,55,25,598
2	Cost incurred as on 31.03.2022 (Based on the estimated cost).	Rs. 6,65,16,959
3	Work done in Percentage (as percentage of the estimated cost).	69.63%
4	Balance Cost to be Incurred (Based on estimated cost)	Rs.2,90,08,639
5	Cost Incurred on Additional/ Extra items as on 30.04.2020 not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully

Signature of the Engineer



Name of the Engineer

R K Makhija

Address

739 Sri Krishna Temple Road, 1st Stage,
Indiranagar, Bangalore 560038

License No.

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***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.
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)



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