



Nixit Consultants (OPC) Pvt Ltd
Civil & Structural Works

[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:30.06.2020

RERA No. : PRM/KA/RERA/1251/446/PR/190525/002575

Project Name : Uber Verdant -II

Promoter Name: Mana Projects Private Limited

To

The Mana Projects Pvt Ltd

No.20/7, 3rd Floor, Kadubisanahalli,

Marathahalli Outer Ring Road,

Bangalore -560 103.

Subject: Certificate of Cost Incurred for Development of Uber Verdant –II for Construction of 5 Towers of the Project situated on the Plot bearing Survey Survey No:20/1,20/2,20/3,20/5,21/1B,24/2,24/4,25/4 &25/6 Doddakannalli Village, VarthurHobli, Bangalore East Taluk, Bangalore District, PIN 560 035, demarcated by its boundaries (latitude and longitude of the end points) 12°54'26.3"N 77°42'05.3"E to the North 12°54'21.3"N 77°41'59.3"E to the South 12°54'22.6"N 77°42'08.2"E to the East 12°54'26.0"N 77°41'57.0"E to the West of Division ,Doddankannli Village ,VarthurHobli, Bangalore East Taluk, Bangalore District, PIN 560 035 admeasuring 27518 sq.mts,area being developed by Mana 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



Nixit Consultants (OPC) Pvt. Ltd.

R.P. Regency, # 50/7, 3rd Floor, 2nd Cross, P & T Colony, R.T. Nagar Post, Bangalore – 560032. INDIA

E-mail : ambrishuvce@gmail.com. Mob: +91 99006 23226

GSTIN: 29AAFCN7350L1ZY CIN: U74999KA2017OPC105372



For the above project previous plan was sanctioned by the competent authority vide no. BBMP/ADDL.DIR/JD NORTH/LP/0004/2018-19 dated 07/12/2018, consisting of 5 towers and over all 493 units.

Later on modified plan in respect of the above projects has been sanctioned by the planning authority namely BBMP vide No. BBMP/ADDL.DIR/JD NORTH/LP/0072/2019-20 dated 10.06.2020.

I have verified both the sanctioned drawings. 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. BBMP/ADDL.DIR/JD NORTH/LP/0072/2019-20 . I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We Nixit Consultants (OPC) Pvt Ltd have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being for Construction of 5 Towers of the Project situated on the Plot bearing Survey No:20/1,20/2,20/3,20/5,21/1B,24/2,24/4,25/4 &25/6 Doddakannalli Village, VarthurHobli, Bangalore East Taluk, Bangalore District, PIN 560 035, demarcated by its boundaries (latitude and longitude of the end points) 12°54'26.3"N 77°42'05.3"E to the North 12°54'21.3"N 77°41'59.3"E to the South 12°54'22.6"N 77°42'08.2"E to the East 12°54'26.0"N 77°41'57.0"E to the West of Division ,Doddakannalli Village ,VarthurHobli, Bangalore East Taluk, Bangalore District, PIN 560 035 admeasuring 27518 sq.mts,area being developed by Mana Projects Pvt Ltd.

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

- (i) M/s/Shri/ BLENDS Architects , T Gnanavel as L.S. / Architect;
- (ii) M/s /Shri / Smt Nixit Consultants (OPC) Pvt Ltd Ambrish G as Structural Consultant
- (iii) M/s /Shri / Smt ESVE Design Solutions Pvt. Ltd. as MEP Consultant
- (iv) M/s /Shri / Smt ManaProjects (In House) 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 (iv) M/s /Shri / Smt ManaProjects (In House) as 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 (as per modified plan) of completion of the building(s) of the aforesaid project under reference as **Rs. 245,00,00,000/-** (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. 71,90,50,897/-** (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 **Rs.173,09,49,103/-** (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 _____ or called _____ (to be prepared separately for each Building of the Real Estate Project)

Tower 2

Sl. No	Particulars	Amount
1	Total Revised Estimated cost of the building as per the Modified plan is (as on 25.05.2019 date of Registration is Rs.37,87,81,181/-)	Rs.50,29,55,075/-





2	Cost incurred as on 30.06.2020 (based on the Estimated cost)	Rs.13,57,97,870/-
3	Work done in percentage (as Percentage of the estimated cost)	27%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.36,71,57,205/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.12,41,73,894/-

Tower 3

Sl. No	Particulars	Amount
1	Total Revised Estimated cost of the building as per the Modified plan is (as on 25.05.2019 date of Registration is Rs.26,34,03,272/-)	Rs. 34,97,53,417/-
2	Cost incurred as on 31.03.2020 (based on the Estimated cost)	Rs.9,44,33,423/-
3	Work done in percentage (as Percentage of the estimated cost)	27%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.25,53,19,995/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.8,63,50,145/-

Tower 4

Sl. No	Particulars	Amount
1	Total Revised Estimated cost of the building as per the Modified plan is (as on 25.05.2019 date of Registration is Rs.24,02,82,809/-)	Rs.49,61,44,658/-
2	Cost incurred as on 31.03.2020 (based on the Estimated cost)	Rs.22,57,45,819/-
3	Work done in percentage (as Percentage of the estimated cost)	46%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.27,03,98,839/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.25,58,61,849/-

Tower 5





Sl. No	Particulars	Amount
1	Total Revised Estimated cost of the building as per the Modified plan is (as on 25.05.2019 date of Registration is Rs.15,99,13,701/-)	Rs.32,95,90,790/-
2	Cost incurred as on 31.03.2020 (based on the Estimated cost)	Rs.15,09,52,582/-
3	Work done in percentage (as Percentage of the estimated cost)	46%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.17,86,38,208/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.16,96,77,089/-

Tower 6(Mana Foresta)

Sl. No	Particulars	Amount
1	Total Revised Estimated cost of the building as per the Modified plan is (as on 25.05.2019 date of Registration is Rs.26,91,56,187/-)	Rs.36,25,93,210/-
2	Cost incurred as on 31.03.2020 (based on the Estimated cost)	Rs.11,21,21,203/-
3	Work done in percentage (as Percentage of the estimated cost)	31%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs.24,68,07,249/-
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.9,34,37,023/-

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 25.05.2019 Date of Registration is & as per Modified Plan is	Rs.40,89,62,850/-





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2	Cost incurred as on 31.03.2020 (Based on the estimated cost).	Rs.0
3	Work done in Percentage (as percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on estimated cost)	Rs.40,89,62,850/-
5	Cost Incurred on Additional/ Extra items as on not included in the Estimated Cost (Annexure A)	Rs.0

Yours faithfully

Name and Signature of the Engineer
Amrish G

Nixit Consultants (OPC) Pvt Ltd

LicenseNo.:BCC/BL-3.6/SE-266/2017-19

Address: R P Regency, # 50/7, 3rd
Floor, 2ndCross,P& T Colony,R T
Nagar,Bangaluru -560 032

Contact No.: 080-2365 7777

Email id: amrishuvce@gmail.com

Websitelink: www.nixitconsultants.com

Date: 30.06.2020

Place: Bangalore

***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.



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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)

1. GST Input Tax absorption to the construction cost is Rs.31.85 Crs
2. Additional cost incurred due to revised plan/additional saleable area is Rs.41.10 Crs
3. Both of the above costs included in the revised total estimated cost as per the modified plan.

